

**THE FIFE COUNCIL - WEST AND CENTRAL PLANNING COMMITTEE – REMOTE MEETING**

**7 June, 2023**

**2.00 pm – 3.40 pm**

**PRESENT:** Councillors David Barratt (Convener), David Alexander, Lesley Backhouse, Alistair Bain, John Beare, James Calder, Derek Glen, James Leslie, Julie MacDougall, Lea Mclelland, Derek Noble, Gordon Pryde, Sam Steele and Andrew Verrecchia.

**ATTENDING:** Mary Stewart, Service Manager – Major Business and Customer Service, Natasha Cockburn, Lead Professional (Infrastructure), Scott Simpson, Planner and Emma Baxter, Graduate Planner, Planning Services; Steven Paterson, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

**APOLOGIES FOR ABSENCE:** Councillors Colin Davidson and Dave Dempsey.

**95. DECLARATIONS OF INTEREST**

Councillor Barratt declared an interest in Paras 101 and 102 below – 22/03945/FULL and 23/00081/FULL both at South Pargillis, Clockluine Road, Hillend – as he had a prior involvement in a previous iteration of the application.

Councillor MacDougall declared an interest in Para 100 below – 6 Blair Place, Kirkcaldy – as she had been made aware of the application.

**96. MINUTE**

The Committee considered the minute of West and Central Planning Committee of 10th May, 2023.

**Decision**

The Committee agreed to approve the minute.

**97. 22/01344/FULL - LAND NORTH AND SOUTH OF A994 CONSCIENCE BRIDGE NORTH, CAIRNEYHILL**

The Committee considered a report by the Head of Planning Services relating to an application for erection of seventy residential units with associated works including formation of accesses, open space, drainage infrastructure and landscaping.

Members were advised that Condition 19 would be deleted and that the wording of Condition 30 had been changed to:-

30. Within 3 months of the occupation of the last unit, written evidence demonstrating that the mitigation measures as set out within the Noise Impact Assessment by Charlie Fleming Associates (dated February 2023) approved through this application have been implemented and the noise

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levels as set out in the report have been achieved shall be submitted and approved in writing by the planning authority. If it cannot be demonstrated that the aforementioned sound levels have been achieved, a further scheme incorporating further measures to achieve those sound levels shall be submitted for the written approval of the planning authority.

Reason: In the interests of the residential amenity of future residents.

### **Decision**

The Committee agreed:-

- (1) to approve the application subject to the thirty-three conditions and for the reasons detailed in the report and following the conclusion of a legal agreement to secure the necessary planning obligations, namely:-
  - (a) £225.26 per 3-bed unit (excluding affordable units) towards St Margaret's Roman Catholic Primary School;
  - (b) £6,067 per 3-bed unit (excluding affordable units) towards the Dunfermline Secondary School solution;
  - (c) £2,428 per residential unit (excluding affordable units) towards the Strategic Transport Interventions;
  - (d) 25% affordable housing; and
  - (e) £386 per residential unit (excluding affordable units) towards the constructed MUGA.
- (2) that authority be delegated to the Head of Planning Services in consultation with the Head of Legal and Democratic Services to negotiate and conclude the legal agreement necessary to secure the planning obligations; and
- (3) that, should no agreement be reached in relation to the planning obligations within 6 months of the Committee's decision, authority is delegated to the Head of Planning Services in consultation with the Head of Legal and Democratic Services to refuse the application.

## **98. 22/02932/FULL - THE GUNNER CLUB SCHOOL LANE, KIRKCALDY**

The Committee considered a report by the Head of Planning Services relating to an application for erection of six dwellinghouses and ancillary accommodation and associated infrastructure.

### **Decision**

The Committee agreed to approve the application subject to the thirteen conditions and for the reasons detailed in the report.

**99. 22/04288/PPP - CROMBIE POINT, FIFE**

The Committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for erection of two dwellinghouses with associated garages and access.

**Decision**

The Committee refused the application for the reason detailed in the report.

*Councillor Bain left the meeting during consideration of the above item.*

*Councillor Steele joined the meeting during consideration of the above item.*

*Councillor MacDougall left the meeting prior to consideration of the following item, having earlier declared an interest.*

**100. 23/00132/FULL - 6 BLAIR PLACE KIRKCALDY FIFE**

The Committee considered a report by the Head of Planning Services relating to an application for erection of pergola, raised platform and wooden poles to rear of dwellinghouse (retrospective).

**Decision**

The Committee agreed that the application be approved unconditionally.

*Councillor MacDougall rejoined the meeting following consideration of the above item.*

*Councillor Barratt left the meeting prior to consideration of the following two items, having earlier declared an interest. Councillor Glen, Depute Convener took the Chair.*

**101. 22/03945/FULL - SOUTH PARGILLIS CLOCKLUINE ROAD, HILLEND**

The Committee considered a report by the Head of Planning Services relating to an application for erection of a battery energy storage system and associated infrastructure including DNO substation, switchroom building, storage containers, fencing and CCTV cameras.

Members were advised that the wording of Condition 15 had been changed to:-

C15. If the battery storage facility (BSF) fails to export electricity to the grid for a continuous period of 12 months, the Company responsible for the facility shall; (i) submit a scheme to Fife Council as Planning Authority detailing how the BSF and its ancillary equipment and associated infrastructure shall be removed from the site and the ground fully restored to a condition agreed with Fife Council; and (ii) following written approval of the scheme by Fife Council as Planning Authority, implement the approved scheme within six months of the date of this approval, UNLESS OTHERWISE AGREED IN WRITING WITH THIS PLANNING AUTHORITY, all to the satisfaction of this Planning Authority.

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Reason: In the interests of maintaining adequate control of the BSF should it become redundant, and to ensure that the site is restored to an acceptable condition.

### **Decision**

The Committee agreed that the application be approved subject to the fifteen conditions and for the reasons detailed in the report.

#### **102. 23/00081/FULL - SOUTH PARGILLIS CLOCKLUINE ROAD, HILLEND**

The Committee considered a report by the Head of Planning Services relating to an application for installation of cable associated with battery energy storage system.

### **Decision**

The Committee agreed to approve the application subject to the condition and for the reason detailed in the report.

#### **103. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS**

### **Decision**

The Committee noted the list of applications dealt with under delegated powers for the period 17 April to 14 May 2023.