

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

13 December 2023

1.00 pm – 3.55 pm

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Alycia Hayes, Stefan Hoggan-Radu, Gary Holt, Allan Knox, Robin Lawson, Jane Ann Liston, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager Development Management, Scott McInroy, Planner, Scott Simpson, Chartered Planner, Sarah Purves, Planner, Planning Services; Steven Paterson, Solicitor, Planning & Environment and Diane Barnet, Committee Officer, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey, Fiona Corps, Margaret Kennedy and Donald Lothian.

120. DECLARATIONS OF INTEREST

Councillor Hayes declared an interest in para. No. 122: 22/03003/PPP – Land at number 12 Station Road, Kingsbarns – as she resided in Kingsbarns.

Councillor Clark declared an interest in para. No. 124: 23/02301/FULL - Land For Prospective Student Accommodation, Albany Park, St Andrews – as he was employed by the University of St Andrews.

Councillor Lawson also declared an interest in para. No. 124 – as he was a Fife Council appointed member of the Court of the University of St Andrews.

121. MINUTE

The committee considered the minute of the North East Planning Committee of 15 November 2023.

Decision

The committee agreed to approve the minute.

Prior to consideration of the following item, Councillor Hayes, having declared an interest, left the meeting at this point.

122. 22/03003/PPP - LAND AT NUMBER 12 STATION ROAD, KINGSBARNES

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for the erection of 3 dwelling houses.

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Councillor Lawson moved an amendment to refuse the application on the grounds that the proposed development in principle was likely to result in overdevelopment of the site. Having failed to find a seconder, Councillor Lawson requested that his dissent be recorded.

Decision

The committee agreed to approve the application subject to the five conditions and for the reasons detailed in the report.

Councillor Hayes re-joined the meeting prior to consideration of the following item.

123. 23/01121/PPP - HAWKSWOOD COUNTRY ESTATE, PEAT INN, FALFIELD

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for a mixed holiday tourism development, including treehouse style holiday homes, golf greens and bunkers, private grass airstrip, wedding venue and chapel, play barn, indoor swimming pools, store building and associated infrastructure.

Motion

Councillor Tepp, seconded by Councillor Hogan-Radu, moved to approve the application subject to:-

- (1) the 15 conditions and for the reasons detailed in the report, including:
 - (a) an amendment to condition 7 relating to the play barn, swimming pool and wedding venue/chapel, restricting their use to **resident** guests of the overall holiday site development; and
 - (b) an additional condition restricting the use of the airstrip to resident guests visiting and leaving the development and for the applicant's private use only; and
- (2) to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, drafting and formulating appropriately worded planning conditions to properly reflect those issues outlined and referred to at (a) and (b) above.

Amendment

Councillor Liston, seconded by Councillor Clark moved as an amendment to refuse the application on the grounds that the development in principle did not comply with Policies 13 and 30 of the National Planning Framework 4 (2023), Policies 1 and 3 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018) as it was considered the site location was not accessible by sustainable transport.

Roll Call Vote

For the Motion – 5 votes

Councillors Hoggan-Radu, Holt, Knox, Tepp and Verner.

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For the Amendment – 5 votes

Councillors Clark, Hayes, Lawson, Liston and MacDiarmid.

As there was an equality of votes for each proposition, the convener used his casting vote in favour of the motion to approve.

Decision

The committee agreed to approve the application subject to:-

- (1) the 15 conditions and for the reasons detailed in the report, including:
 - (a) an amendment to condition 7 relating to the play barn, swimming pool and wedding venue/chapel, restricting their use to **resident** guests of the overall holiday site development; and
 - (b) an additional condition restricting the use of the airstrip to resident guests visiting and leaving the development and for the applicant's private use only; and
- (2) the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, drafting and formulating appropriately worded planning conditions to properly reflect those issues outlined and referred to at (a) and (b) above.

Prior to consideration of the following item, Councillors Clark and Lawson, having declared an interest, left the meeting at this point.

The committee adjourned at 3.15 pm and reconvened at 3.30 pm.

124. 23/02301/FULL - LAND FOR PROSPECTIVE STUDENT ACCOMMODATION, ALBANY PARK, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of student accommodation buildings, alterations to Woodburn House, bin stores, cycle storage, air source heat pumps, electrical sub-stations, formation of parking, landscaping and other ancillary works.

Decision

The committee agreed to approve the application subject to the 24 conditions and for the reasons detailed in the report.

125. 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 30 October to 26 November 2023.