

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

14 February 2024

1.00 pm – 2.40 pm

PRESENT: Councillors Jane Ann Liston (Convener), Sean Dillon, Alycia Hayes, Gary Holt, Louise Kennedy-Dalby, Allan Knox, Robin Lawson, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager, Scott Simpson, Planner and Jamie Penman, Planner, Development Management; Steven Paterson, Solicitor, Planning, Property & Contracts, Legal Services and Diane Barnet, Committee Officer, Democratic Services, Finance & Corporate Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey, Al Clark, Fiona Corps, Stefan Hoggan-Radu, Margaret Kennedy, Donald Lothian and Jonny Tepp.

134. DECLARATIONS OF INTEREST

Prior to consideration of Paragraph No. 140 – 23/01885/FULL - Land to South of 6 Balgove Road, Gauldry - Councillor MacDiarmid declared an interest in the application as he knew the applicant well and had worked with the applicant on occasion over several years.

135. MINUTE

The committee considered the minute of meeting of the North East Planning Committee of 17 January 2024.

Decision

The committee agreed to approve the minute.

136. 23/01632/FULL - LAND TO SOUTH OF MAIN STREET, COLINSBURGH

The committee considered a report by the Head of Planning Services relating to an application for a residential development of 50 dwellings with associated infrastructure including access, landscaping, drainage, SUDS and open space.

Decision

The committee agreed:-

- (1) to approve the application subject to the 14 conditions and for the reasons detailed in the report;
- (2) following the conclusion of an agreement to secure the necessary planning obligations, namely: the provision of 15 affordable dwellings to be provided on site for the lifetime of the development as per Fife Council's Supplementary Guidance on Affordable Housing (2018) or any subsequent revision - the type, tenure and form of delivery to be agreed with Fife Council's Housing Services;

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- (3) that authority was 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 obligation; and
- (4) that should no agreement be reached within six months of the committee's decision, authority was delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

Councillor MacDiarmid joined the meeting during consideration of the above item.

137. 23/02503/FULL - 92 HEPBURN GARDENS, ST ANDREWS, FIFE

The committee was advised that this application for the down-taking and reconstruction of two existing stone gate piers to facilitate widening of existing vehicular entrance, including removal of two sections of boundary wall, installation of new automated vehicular gate and alterations to existing footpath, had been withdrawn from consideration at this meeting.

Decision

The committee agreed to defer consideration of the application to a future meeting of this committee.

138. 23/02504/LBC - 92 HEPBURN GARDENS, ST ANDREWS, FIFE

The committee was advised that this application for Listed Building Consent for the down-taking and reconstruction of two existing stone gate piers to facilitate widening of existing vehicular entrance, including removal of two sections of boundary wall and installation of new automated vehicular gate, had been withdrawn from consideration at this meeting.

Decision

The committee agreed to defer consideration of the application to a future meeting of this committee.

139. 23/00547/FULL - LAND TO THE SOUTH OF PITCAIRN DRIVE, BALMULLO

The committee considered a report by the Head of Planning Services relating to an application for the erection of 39 dwellings (including affordable housing) and other supporting site infrastructure.

Decision

The committee agreed:-

- (1) to approve the application subject to the 21 conditions and for the reasons detailed in the report;
- (2) an additional condition together with the attendant reason preventing the occupation of any dwellinghouses approved by this application until the existing private farm access for agricultural and related farm traffic had been relocated; and

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- (3) to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to draft and formulate an appropriately worded planning condition to properly reflect the issue outlined and referred to at (2) above.

Councillor Hayes left the meeting during consideration of the above item.

Councillor MacDiarmid, prior to consideration of the following item, declared an interest resulting in the meeting becoming inquorate.

140. 23/01885/FULL - LAND TO SOUTH OF 6 BALGOVE ROAD, GAULDRY

The committee was advised that, as the meeting was no longer quorate, this application relating to planning permission in principle for the erection of six dwellinghouses with associated landscaping, vehicular access and SUDS (Section 42 application to remove condition 1(h) "Enhanced Informal Footpath" of planning consent ref. no. PPA-250-2272) could not be considered at this meeting.

Decision

The committee agreed to defer consideration of the application to a future meeting of this committee.

141. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The committee noted the list of applications dealt with under delegated powers since the previous meeting.