

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

8 May 2024

1.00 pm – 3.55 pm

PRESENT: Councillors Jonny Tepp (Convener), John Caffrey, Alycia Hayes, Stefan Hoggan, Gary Holt, Margaret Kennedy, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager, Jamie Penman, Planner and Kirsten Morsley, Planning Assistant, Development Management; Steven Paterson, Solicitor, Planning and Environment and Diane Barnet, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Al Clark, Louise Kennedy-Dalby and Allan Knox.

158. DECLARATIONS OF INTEREST

Councillor Lawson declared an interest in Para. No. 161 – ‘23/02336/FULL - Kinburn Castle, Doubledykes Road, St Andrews’ as he lived nearby the proposed development site.

159. MINUTE

The committee considered the minute of the North East Planning Committee of 10 April 2024.

Decision

The committee agreed to approve the minute.

Councillor Caffrey joined the meeting partway through the Planning Officer’s presentation of the following planning application.

160. 23/02229/FULL - LAND TO THE SOUTH OF TAILABOUT DRIVE, TAILABOUT CRESCENT, CUPAR

The committee considered a report by the Head of Planning Services relating to an application for the erection of 49 affordable dwellings, open space and drainage infrastructure.

Decision

The committee agreed:-

- (1) to approve the application subject to the 16 conditions and for the reasons detailed in the report; and

2024 NEPC 72

- (2) to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to re-draft condition 2 to formulate an appropriately worded planning condition to strengthen the Construction and Environmental Plan relating to haulage route, as necessary.

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

161. 23/02336/FULL - KINBURN CASTLE, DOUBLEDYKES ROAD, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of four dwellinghouses including formation of access, car parking and associated drainage and landscape infrastructure.

Motion

Councillor Tepp, seconded by Councillor Lothian moved to approve the application subject to the five conditions and for the reasons detailed in the report.

Amendment

Councillor Liston, seconded by Councillor Verner moved as an amendment to refuse the application on the grounds that the proposed development did not comply with the Adopted FIFEplan (2017), Supplementary Guidance and National Planning Framework 4 (2023) due to:

- (1) road safety concerns relating to the existing junction with the public road which was considered to be substandard;
- (2) the proposed development's detrimental impacts upon the character and setting of the adjacent Category C Listed Building, Kinburn Castle; and
- (3) the proposed development's detrimental impacts upon the character and appearance of the designated St. Andrews Conservation Area and surrounding historic environment.

Roll Call Vote

For the Motion – 4 votes

Councillors Caffrey, Holt, Lothian and Tepp.

For the Amendment – 5 votes

Councillors Hayes, Kennedy, Liston, MacDiarmid and Verner.

Having received a majority of votes, the amendment to refuse the application was carried.

Decision

The committee agreed:-

- (1) to refuse the application on the grounds that the proposed development did not comply with the relevant Planning policies as follows:
 - (a) road safety concerns relating to the existing junction with the public road which was considered to be substandard;
 - (b) the proposed development's detrimental impacts upon the character and setting of the adjacent Category C Listed Building, Kinburn Castle; and
 - (c) the proposed development's detrimental impacts upon the character and appearance of the designated St. Andrews Conservation Area and surrounding historic environment; and
- (2) agreed to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

Councillor Hoggan left the meeting during consideration of the above item and Councillor Lawson re-joined the meeting following consideration of the above item.

162. 23/03303/FULL - 23 MARKET STREET, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to an application for alterations and extensions to dwellinghouse including single storey extension to rear and installation of dormer extensions to front and rear.

Motion

Councillor Tepp, seconded by Councillor Lothian moved to approve the application subject to the seven conditions and for the reasons detailed in the report.

Amendment

Councillor Hayes, seconded by Councillor Verner moved as an amendment to refuse the application on the grounds that the proposed development did not comply with the Adopted FIFEplan (2017), St Andrews Conservation Area Appraisal and Management Plan (2010) and NPF4 (2023) on the basis that the proposed development would have a detrimental impact on the character and setting of the conservation area and on a listed building due to its design.

Roll Call Vote

For the Motion – 7 votes

Councillors Caffrey, Holt, Kennedy, Liston, Lothian, MacDiarmid and Tepp.

2024 NEPC 74

For the Amendment – 3 votes

Councillors Hayes, Lawson and Verner.

Having received a majority of votes, the motion to approve the application was carried.

Decision

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

163. 23/03302/LBC - 23 MARKET STREET, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for alterations and extensions to dwellinghouse including single storey extension to rear and installation of dormer extensions to front and rear.

Decision

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

164. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.

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