

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

County Hall, County Buildings, Cupar

14 August 2024

1.30 pm – 3.50 pm

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Fiona Corps, Sean Dillon, Alycia Hayes, Gary Holt, Louise Kennedy-Dalby, Robin Lawson, Jane Ann Liston, Donald Lothian and David MacDiarmid.

ATTENDING: Alastair Hamilton, Service Manager, Development Management, Matthew Don, Graduate Planner, Scott Simpson, Planner, Development Management; Steven Paterson, Solicitor, Planning and Environment and Diane Barnett, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey, Margaret Kennedy and Allan Knox.

169. DECLARATIONS OF INTEREST

No declarations of interest were submitted in terms of Standing Order No. 22.

170. MINUTE

The committee considered the minute of meeting of the North East Fife Planning Committee of 5 June 2024.

Decision

The committee approved the minute.

171. 23/02628/FULL - LAND TO THE NORTH OF ABBEY COTTAGE, ABBEY WALK, ST ANDREWS (SITE: FORMER GAS HOLDER SITE, BALFOUR PLACE, ST ANDREWS)

The committee was advised that this application for the erection of five dwelling houses had been withdrawn from consideration at this meeting.

Decision

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

172. 24/00785/FULL - EDEN SPRINGS COUNTRY PARK, MELVILLE LODGES, BOW OF FIFE

The committee considered a report by the Head of Planning Services relating to an application for a change of use from a former quarry to a holiday site, including the erection of up to 75 holiday lodges, reception arrival building, management/maintenance facilities, play areas, linked network of pathways/footways/cycle ways, car park and associated works.

Decision

The committee:-

- (1) refused the application on the grounds that the proposed development did not comply with the relevant Policies of the National Planning Framework 4 (NPF4) (2023) and the Adopted FIFEplan (2017) (LDP):
 - (a) sustainable transport and road safety – policies 1, 2 13, 14 and 30 of NPF4; policies 1, 3, 7 and 11 of the LDP; and Making Fife's Places Supplementary Guidance 2018;
 - (b) natural environment and biodiversity – policies 3, 4 and 6 of NPF4 and policies 1, 7, 12 and 13 of the LDP; and Making Fife's Places Supplementary Guidance 2018;
 - (c) safeguarding the visual amenity, character and protecting the environmental quality of the countryside location – policies 4, 7, 14, 29 and 30 of NPF4; policies 1, 7, 10, 13 and 14 of the LDP; and Making Fife's Places Supplementary Guidance; 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.

The committee adjourned at 2.50 pm and re-convened at 3.00 pm.

173. 24/00390/FULL - GARDEN 1, GREYFRIARS GARDEN, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for a change of use from private garden ground (Class 9) to siting of a coffee kiosk and outdoor seating area (Class 3).

Decision

The committee:-

- (1) refused the application on the grounds that the proposed development did not comply with the relevant Policies of the National Planning Framework 4 (NPF4) (2023) and the Adopted FIFEplan (2017) (LDP):
 - (a) visual impact on the character and appearance of the St Andrews Conservation Area and the surrounding historic environment – policy 7 of NPF4; policies 1, 10 and 14 of the LDP; Historic Environment Scotland's Historic Environment Policy for Scotland

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(2019); and Fife Council St Andrews Conservation Area Appraisal and Management Plan (2010);

(b) visual amenity – policy 14 of NPF4; policies 1, 10 and 14 of the LDP; and Making Fife's Places Supplementary Guidance (2018); 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.

174. 24/00876/FULL - HAWKSWOOD COUNTRY ESTATE, PEAT INN, FALFIELD

The committee considered a report by the Head of Planning Services relating to an application for the siting of a caravan for residential use (retrospective).

Decision

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

175. 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.