

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

4 December 2024

1.40 pm – 4.55 pm

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

ATTENDING: Alastair Hamilton, Service Manager, Development Management, Emma Baxter, Planner, Matthew Don, Planning Assistant, and Andy Taylor, Planner, Development Management; Steven Paterson, Solicitor, Planning and Environment, Diane Barnet and Wendy MacGregor, Committee Officers, Legal and Democratic Services.

There was a delay to the start of the meeting due to technical issues relating to the livestream which subsequently caused access difficulties for interested parties/members of the public accessing the live broadcast.

191. DECLARATIONS OF INTEREST

Councillor Dillon declared an interest in paragraphs 198 and 199 relating to Pittenweem Inn, 42 Charles Street, Pittenweem (application references 24/00084/FULL and 24/00086/LBC) - as he was friends with several of the objectors and had met the owner to discuss their plans for the building.

192. MINUTE

The committee considered the minute of meeting of the North East Planning Committee of 6 November 2024.

Decision

The committee approved the minute.

193. REVOCATION OF PLANNING PERMISSION IN PRINCIPLE FOR ERECTION OF DWELLINGHOUSE AND REFURBISHMENT OF BOTHY AT LECKIEBANK FARM, LECKIEBANK ROAD, AUCHTERMUCHTY, CUPAR, FIFE, KY14 7ED (23/00487/PPP)

The committee considered a report by the Head of Planning Services seeking to revoke Planning Permission in Principle for the erection of a dwellinghouse and refurbishment of bothy at Leckiebank Farm, Leckiebank Road, Auchtermuchty, Cupar, Fife, KY14 7ED (application reference 23/00487/PPP).

Decision

The committee agreed to an order being promoted to revoke Planning Permission in Principle (23/00487/PPP) in terms of sections 65 and 67 of the Town and Country Planning (Scotland) Act 1997 as amended.

194. 23/01493/FULL - FOODIEASH SEPTIC TANK, MAIN STREET, FOODIEASH

The committee considered a report by the Head of Planning Services relating to an application for the installation of a foul sewage treatment plant with drainage infrastructure including associated landscaping, groundworks and bunding (variation to planning permission 17/03241/FULL) (retrospective).

Decision

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

Due to ongoing technical issues, the meeting adjourned at 2.30 pm (following the officer's presentation of the following application) and reconvened at 2.45 pm.

Councillor Dillon left the meeting prior to consideration of the following item.

195. 24/00458/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 the erection of an accommodation unit, formation of hardstanding and car parking and erection of a bin store.

Motion

Councillor Tepp, seconded by Councillor Knox moved to approve the application subject to the five conditions and for the reasons detailed in the report, including an amendment to Condition 5 to remove reference to 'staff' living accommodation.

Amendment

Councillor MacDiarmid, seconded by Councillor Lothian moved as an amendment to refuse the application on the grounds that the development did not comply with policies 14 and 17 of National Planning Framework 4 (2023) and policies 1, 7 and 8 of FifePlan Local Development Plan (2017) as a fulltime presence/permanent residence on the site was not considered essential.

Roll Call Vote

For the Motion – 4 votes

Councillors Holt, Knox, Liston and Tepp.

For the Amendment – 9 votes

Councillors Clark, Corps, Hayes, Hoggan, Kennedy-Dalby, Lawson, Lothian, MacDiarmid and Verner.

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

Decision

The committee:-

- (1) refused the application on the grounds that the development did not comply with policies 14 and 17 of National Planning Framework 4 (2023) and policies 1, 7 and 8 of FifePlan Local Development Plan (2017) as a fulltime presence/permanent residence on the site was not considered essential; and
- (2) delegated 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.

196. 24/01408/FULL - REEDIEHILL FARM, PITMEDDEN, AUCHTERMUCHTY

The committee considered a report by the Head of Planning Services relating to a Section 42 application to remove condition 6 of planning permission 22/02504/FULL for the erection of four dwellinghouses, communal facility and associated works.

Motion

Councillor Tepp, seconded by Councillor Lawson moved to refuse the Section 42 application to remove condition 6 - for the three reasons set out in the report.

Amendment

Councillor MacDiarmid, seconded by Councillor Lothian moved to approve the Section 42 application to remove condition 6 of planning permission 22/02504/FULL.

Roll Call Vote

For the Motion – 10 votes

Councillors Clark, Corps, Hayes, Hoggan, Holt, Knox, Lawson, Liston, Tepp and Verner.

For the Amendment – 3 votes

Councillors Kennedy-Dalby, Lothian and MacDiarmid.

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

Decision

The committee refused the Section 42 application to remove condition 6 - for the three reasons set out in the report.

Councillor Hoggan left the meeting during consideration of the following item.

197. 24/02449/FULL - LAND TO EAST OF ABBEY PARK AVENUE, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to a Section 42 application to vary condition 2 and to remove condition 3 of application 18/02977/FULL for the erection of hotel (Class 7) and student accommodation with associated access, landscaping and works.

Motion

Councillor Tepp, seconded by Councillor Lothian moved to approve the Section 42 application to vary condition 2 and to remove condition 3 and subject to the remaining 28 conditions and for the reasons detailed in the report.

Amendment

Councillor Lawson, seconded by Councillor Verner moved as an amendment to refuse the Section 42 application to vary condition 2 and to remove condition 3 of application 18/02977/FULL in that the conditions, as originally consented, remained valid and should remain unchanged.

Roll Call Vote

For the Motion – 4 votes

Councillors Holt, Knox, Lothian and Tepp.

For the Amendment – 8 votes

Councillors Clark, Corps, Hayes, Kennedy-Dalby, Lawson, Liston, MacDiarmid and Verner.

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

Decision

The committee refused the Section 42 application to vary condition 2 and to remove condition 3 of application 18/02977/FULL in that the conditions, as originally consented, remained valid and should remain unchanged.

Councillor Knox left the meeting following consideration of the above item.

In relation to the following two items, the case officer advised of a correction to the reports relating to the site of the proposed development – that the site was not located within the conservation area as indicated.

198. 24/00084/FULL - PITTENWEEM INN, 42 CHARLES STREET, PITTENWEEM

The committee considered a report by the Head of Planning Services relating to an application for alterations and an extension to a building to include installation of windows, doors, flue and air source heat pumps, roofing works, stonework/repointing and paintwork, replacement guttering, erection of rear extension, boundary wall and gate (including part demolition), conversion of outbuilding to form additional rooms, formation of hardstanding and bin storage.

Decision

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

199. 24/00086/LBC - PITTENWEEM INN, 42 CHARLES STREET, PITTENWEEM

The committee considered a report by the Head of Planning Services relating to a listed building consent for internal and external works to include installation of windows, doors, flue and air source heat pumps, stonework/repointing or paintwork, replacement guttering, erection of rear extension, boundary wall and gate (including part demolition) and bin storage area, formation of hardstanding, display of illuminated signage and internal downtakings to reconfigure layout.

Decision

The committee approved the application subject to the one condition and for the reason detailed in the report.

Councillor Holt left the meeting during consideration of the following item.

200. 24/02176/PPP - 25 STRATHKINNESS HIGH ROAD, ST ANDREWS, FIFE

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

Motion

Councillor Tepp, seconded by Councillor Lawson moved to refuse the application for the reason set out in the report.

Amendment

Councillor Liston was minded to move as an amendment to approve the application, however, having failed to find a seconder, Councillor Liston requested that her dissent be recorded.

Decision

The committee refused the application for the reason set out in the report.

201. 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.