

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

23 August 2023

1.00 pm – 4.40 pm

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

ATTENDING: Alastair Hamilton, Service Manager Development Management, Lauren McNeil, Graduate Planner, Jamie Penman, Planner, Development Management; Steven Paterson, Solicitor, Planning & Environment and Diane Barnett, Committee Officer, Legal & Democratic Services.

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

95. DECLARATIONS OF INTEREST

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

96. MINUTE

The committee considered the minute of the North East Planning Committee of 31 May 2023.

Decision

The committee agreed to approve the minute.

97. 22/03401/FULL - ELIE HOUSE GROUNDS, THE GRANARY, ELIE

The committee considered a report by the Head of Planning Services relating to an application for the change of use from agricultural land/walled garden to eco cemetery and formation of a parking area.

Motion

Councillor Tepp, seconded by Councillor Hoggan-Radu moved to refuse the application for the two reasons set out in the report.

Amendment

Councillor Liston, seconded by Councillor MacDiarmid moved as an amendment to approve the application, subject to any necessary conditions relevant to the particular development proposal - including a condition to mitigate road and pedestrian safety concerns relating to increased vehicular trips over a substandard private access.

Roll Call Vote

For the Motion – 10 votes

Councillors Clark, Corps, Dillon, Hayes, Hoggan-Radu, Kennedy-Dalby, Lawson, Lothian, Tepp and Verner.

For the Amendment – 2 votes

Councillors Liston and MacDiarmid.

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

Decision

The committee agreed to refuse the application for the two reasons set out in the report.

98. 22/04249/PPP - LAND ADJACENT TO BALMASHIE HOLIDAY HOMES, KENLY, BOARHILLS

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for the erection of additional holiday cottages and an extension of tourism development (renewal of planning permission in principle 19/00883/PPP).

Decision

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

99. 23/00848/ARC - LAND ADJACENT TO BALMASHIE HOLIDAY HOMES, KENLY, BOARHILLS

The committee considered a report by the Head of Planning Services relating to an application for the approval of matters required by Conditions 1, 2, 4 and 8 of planning permission in principle 19/00883/PPP for the erection of 11 holiday cottages, manager's accommodation and associated parking, landscaping and SUDS.

Decision

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

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

The committee adjourned at 2.50 pm and reconvened at 3.00 pm.

100. 23/00849/FULL - LAND ADJACENT TO BALMASHIE HOLIDAY HOMES, KENLY, BOARHILLS

The committee considered a report by the Head of Planning Services relating to an application for the installation of a surface water drainage outfall pipe to serve SUDS associated with application 23/00848/ARC and formation of parking.

Decision

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

101. 23/00643/PPP - LAND ADJACENT TO 65-67 MAIN STREET, LEUCHARS

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for the erection of two flatted dwellings and associated vehicle access (renewal of 18/02540/PPP).

Decision

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

102. 23/00644/PPP - LAND ADJACENT TO 65-67 MAIN STREET, LEUCHARS

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for the erection of three dwellinghouses (renewal of 18/02542/PPP).

Decision

The committee agreed to approve the application subject to the 10 conditions and for the reasons detailed in the report.

Councillor Kennedy-Dalby left the meeting prior to consideration of the following item.

103. 22/04135/FULL - OLD HOSPITAL, CRAIGTOUN, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the change of use from a former hospital (Class 8) to 27 flatted dwellinghouses (sui generis) and erection of 18 townhouses (Class 9) (Enabling Development), formation of access, hardstanding and associated landscaping.

Decision

The committee agreed:-

- (1) to approve the application subject to the 23 conditions and for the reasons detailed in the report and following the conclusion of an agreement to secure the necessary planning obligations, namely:
 - (a) payment of £145,345 towards addressing critical capacity issue at Madras College;
 - (b) secure land rights for surface water drainage route; and

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- (c) secure the cross-funding from the enabling development towards the restoration of the listed building;
- (2) 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 obligations; and
- (3) agreed 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 Clark left the meeting during consideration of the above report and rejoined the meeting prior to consideration of the following item.

104. 22/04134/LBC - OLD HOSPITAL, CRAIGTOUN, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for internal and external alterations to the former hospital building to facilitate the conversion to 27 flats (sui generis) and demolition of the existing outbuildings within the curtilage.

Decision

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

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

Decision

The committee noted the lists of applications dealt with under delegated powers for the periods 15 May to 11 June; 12 June to 9 July; and 10 July to 6 August 2023.