

THE FIFE COUNCIL - WEST AND CENTRAL PLANNING COMMITTEE – BLENDED MEETING

Committee Room 2, 5th Floor, Fife House, North Street, Glenrothes

13 September 2023

2.00 pm – 3.55 pm

PRESENT: Councillors David Barratt (Convener), David Alexander, Lesley Backhouse, Alistair Bain, John Beare, Ian Cameron, Altany Craik, Dave Dempsey, Derek Glen, James Leslie, Lea McLelland, Gordon Pryde, Sam Steele and Andrew Verrecchia.

ATTENDING: Mary Stewart, Service Manager – Major Business & Customer Service, Martin McGroarty, Lead Professional (Infrastructure), Katherine Pollock, Lead Professional – Strategic Development, Brian Forsyth, Planner, Planning Services; Steven Paterson, Solicitor, Emma Whyte, Committee Officer, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillors James Calder and Derek Noble.

111. DECLARATIONS OF INTEREST

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

112. MINUTE

The committee considered the minute of the West and Central Planning Committee of 16 August 2023.

Decision

The committee agreed to approve the minute.

113. 23/00971/FULL - BALLINGALL FARM, LESLIE, GLENROTHES

The committee considered a report by the Head of Planning Services relating to an application for the erection of a battery energy storage facility (46 MW) with ancillary buildings, including formation of access track, erection of fencing, associated drainage and landscaping infrastructure.

Decision

The committee agreed to approve the application subject to the 18 conditions and for the reasons detailed in the report with the removal of reference to solar farm from Condition 16.

114. 22/02635/FULL - KENT STREET, DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to an application for a revision to conditions schedule for 22/02635/FULL - erection of 59 houses, formation of new access, provision of open space, related

2023 WCPC 45

infrastructure including suds basin, with related works at land to north of Kent Street, Dunfermline.

Decision

The committee approved the application subject to the conclusion of a legal agreement to secure the planning obligations and the 29 conditions and for the reasons detailed in the report.

115. 23/00868/PPP - LAND TO THE EAST OF LYDIARD HOUSE, WINDYGATES ROAD, FIFE

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for residential development (class 9) and associated development, including alteration to access arrangements.

Decision

The committee refused the application for the six reasons detailed in the report.

116. 22/02475/FULL - THE FOUNDRY, CHARLESTOWN, DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to an application for a mixed-use (Sui Generis) development (part retrospective) comprising: siting of yurt for delivery of yoga classes; erection of outbuilding/part-use of grounds for delivery of therapy services; and erection of shed for purposes incidental to delivery of the therapy services.

Motion

Councillor Barratt, seconded by Councillor Verrecchia, moved to approve the application, contrary to officer recommendation, subject to:-

- (1) conditions on the provision of an operational management plan with intention to limit the use and occupancy and to avoid further expansion of the development; and
- (2) secure a Section 75 agreement to ensure maintenance of visibility splays in perpetuity.

Amendment

Councillor Beare, seconded by Councillor Alexander, moved to continue the application to:-

- (1) secure the terms a legal agreement to secure permanent visibility splays: and
- (2) for detailed planning conditions to be considered.

Roll Call Vote

For the Motion – 6 votes

2023 WCPC 46

Councillors Lesley Backhouse, David Barratt, Derek Glen, Gordon Pryde, Sam Steele and Andrew Verrecchia.

For the Amendment – 8 votes

Councillors David Alexander, Alistair Bain, John Beare, Ian Cameron, Altany Craik, Dave Dempsey, James Leslie and Lea McLelland.

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

Decision

The committee agreed to continue the application to allow for discussion with the applicant to secure permanent visibility splays and for detailed conditions to be considered.

117. 23/01030/FULL - 17 TOWNSEND CRESCENT, KIRKCALDY, FIFE

The committee considered a report by the Head of Planning Services relating to an application for erection of a 1.6 metre high boundary fence and gate to front of dwellinghouse (in retrospect).

Decision

The committee agreed to approve the application unconditionally.

118. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The committee noted the list of applications dealt with under delegated powers for the period 7 August to 3 September 2023.