

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

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

**8 November 2023**

**2.00 pm – 2.45 pm**

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

**ATTENDING:** Mary Stewart, Service Manager - Major Business & Customer Service, Natasha Cockburn, Lead Professional (Infrastructure), Emma Baxter, Graduate Planner, Planning Services; Steven Paterson, Solicitor, Gemma Hardie, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

**APOLOGIES FOR ABSENCE:** Councillors James Calder, Sam Steele and Andrew Verrecchia.

**124. DECLARATIONS OF INTEREST**

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

**125. MINUTE**

The committee considered the minute of the West and Central Planning Committee of 11 October 2023.

**Decision**

The committee agreed to approve the minute.

**126. 22/02607/ARC - PRIMROSE LANE, ROSYTH**

The committee considered a report by the Head of Planning Services relating to an application for matters specified in conditions for 143 residential units and associated infrastructure, drainage and landscaping as required by condition 1(a), (b), (d), (e), (f) and condition 2 and 3 of 18/02763/PPP.

**Decision**

The committee agreed to approve the application subject to:-

- (1) the 16 conditions and for the reasons detailed in the report; and
- (2) an amendment to condition 1 to read:-
  1. The raised puffin crossing to replace the existing zebra crossing on Primrose Lane, as shown in document 52, shall be amended to show the existing raised table; 75mm height and 1 in 25 ramps; the kerbs not painted white; a minimum footway width of 2m between the signal pole and heel kerb on the south side of Primrose Lane;

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and the zig zags on the east side extended to 8 marks. The raised puffin crossing as approved through these details shall be implemented and open for public use, PRIOR TO THE OCCUPATION OF THE 25TH UNIT WITHIN THE SITE.

Reason: In the interest of road safety; to ensure the provision of an adequate design layout and crossing at the appropriate stage of the development; and

- (3) an amendment to condition 9 to secure the future maintenance of the sound attenuation measures

### 127. 23/02507/FULL - MAIN STREET, VALLEYFIELD

The committee considered a report by the Head of Planning Services relating to an application for erection of two storey extensions to rear and side of dwellinghouse.

#### **Decision**

The committee agreed to refuse the application:-

- (1) for the reason detailed in the report; and
- (2) that appropriate enforcement action be taken with respect to the unauthorised works, as provided for by the powers delegated to officers.

### 128. 23/02269/LBC - MAIN STREET, VALLEYFIELD

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for two storey extensions to rear and side of dwellinghouse, installation of replacement roof and windows and formation of new openings (part retrospective).

#### **Decision**

The committee agreed to refuse the application:-

- (1) for the reason detailed in the report formally amended to make reference therein to the application being contrary to section 14(2) of the Town and Country Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997; and
- (2) that appropriate enforcement action be taken with respect to the unauthorised works, as provided for by the powers delegated to officers.

### 129. 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 2 October to 29 October 2023.