

2024 WCPC 60

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

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

7 February 2024

2.00 pm – 4.15pm

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

ATTENDING: Mary Stewart, Service Manager - Major Business & Customer Service, Katherine Pollock, Lead Professional – Strategic Development and Derek Simpson, Lead Officer – Development Management, Planning Services; Gemma Hardie, Solicitor, Steven Paterson, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Derek Noble, Andrew Verrecchia

147. DECLARATIONS OF INTEREST

Councillor Barratt declared an interest in para. No 150 - 23/02531/FULL - Black Shed Site, Belleknowes Industrial Estate, Inverkeithing – as he had expressed an opinion on a previous iteration of the application.

148. MINUTE

The committee considered the minute of the West and Central Planning Committee of 10 January 2024.

Decision

The committee agreed to approve the minute.

149. 23/01942/FULL - LAND AT ADMIRALTY PARK ROSYTH

The committee considered a report by the Head of Planning Services relating to an application for erection of new high school (Class 10), formation of associated sports pitches, landscaping and footpaths, erection of floodlighting, formation of vehicular access and associated infrastructure.

Members were advised of the following changes to the conditions set out in the report:-

Conditions 14 and 17 - to be amended to BEFORE THE SCHOOL BUILDING IS BROUGHT INTO USE.

Condition 17 - the condition is numbered 179 - to be amended to 17.

2024 WCPC 61

Condition 24 - to add the following bullet point list of works:

- The provision of a toucan crossing to the west of the Brankholm Brae/Admiralty Road/ Admiralty Park roundabout.
- The provision of a toucan crossing on Admiralty Park to the south of the Brankholm Brae/Admiralty Road/ Admiralty Park roundabout.

Condition 25 - to be amended to BEFORE THE GRASS PITCHES ARE BROUGHT INTO USE and the word 'grass' inserted before the words 'sports pitches'.

Decision

The committee agreed to approve the application subject to:-

- (1) the conclusion of a Memorandum of Understanding to secure the following contributions:-
 - (a) a commuted sum equating to £1,000,000 to mitigate against the employment land lost to non-employment use(s);
 - (b) a contribution equating to £25,000 to mitigate against traffic impact on the trunk road. This sum is indicative and is to be confirmed via detailed design and agreed between Fife Council, Transport Scotland and the applicant; and
 - (c) a contribution equating to £22,614.98 (index linked) to mitigate against potential impact on the strategic transport intervention measures.
- (2) the 25 conditions as amended and for the reasons detailed in the report.

Prior to consideration of the following item, Councillor Barratt, having declared an interest, left the meeting at this point. Councillor Glen assumed the Chair for this item.

150. 23/02531/FULL - BLACK SHED SITE, BELLEKNOWES INDUSTRIAL ESTATE, INVERKEITHING

The committee considered a report by the Head of Planning Services relating to an application for the Installation of a 20.7MW gas-fired peaking plant and associated infrastructure (application to increase capacity from 19.9MW as approved under application reference 22/03551/FULL to 20.7MW).

Councillor Backhouse moved an amendment to refuse the application on the grounds of the principle of development. Having failed to find a seconder, Councillor Backhouse requested that her dissent be recorded.

Decision

The committee agreed to approve the application subject to the 17 conditions and for the reasons detailed in the report.

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

The meeting adjourned at 3.30 pm and reconvened at 3.35 pm.

2024 WCPC 62

Councillor Barratt rejoined the meeting prior to consideration of the following item.

**151. 23/00674/FULL - GRAHAMS THE FAMILY DAIRY. MILK PRODUCTS. LTD
BLOCK 1 2 AND 3 GLENFIELD INDUSTRIAL ESTATE**

The committee considered a report by the Head of Planning Services relating to an application for an extension to industrial building (Class 5).

Councillor Bain moved an amendment to add a condition to require the doors to be closed between the hours of 11 pm and 7 am. Having failed to find a seconder, the amendment fell.

Decision

The committee agreed to approve the application subject to the four conditions and for the reasons detailed in the report,

**152. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER
DELEGATED POWERS**

Decision

The committee noted the applications dealt with under delegated powers since the last meeting.