

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

13 March 2024

1.00 pm - 2.00 pm

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Sean Dillon, Alycia Hayes, 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, Scott McInroy, Chartered Planner, Development Management, Planning Services; Steven Paterson, Solicitor, Planning and Environment and Michelle McDermott, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey, Stefan Hoggan-Radu and Margaret Kennedy.

142. DECLARATIONS OF INTEREST

Councillors MacDiarmid and Tepp declared an interest in Paragraph No. 146 - 23/01885/FULL - Land to South of 6 Balgove Road, Gauldry - as Councillor MacDiarmid knew the applicant well and had worked with the applicant on occasion over several years; and Councillor Tepp had discussed issues relating to the application.

Councillors Clark, Hayes and Lawson declared an interest in Paragraph No 148 - 23/02446/FULL - St. Andrews Student Union, St. Mary's Place, St. Andrews – as Councillors Clark and Hayes worked for the University; and Councillor Lawson was a member of St. Andrews University Court.

Councillor Verner declared an interest in Paragraph No. 149 - 23/03013/FULL - Land to South of Alexandra Place, Market Street, St. Andrews - as the applicant was known to her husband and herself.

As a matter of transparency and with reference to Paragraph No. 148 - 23/02446/FULL - St. Andrews Student Union, St. Mary's Place, St. Andrews - Councillor Liston declared that she was a life member of the University of St. Andrews Students' Association. However, as this was not considered a connection under the Councillors' Code of Conduct for the purposes of this report, she therefore remained and participated in the meeting.

143. MINUTE

The committee considered the minute of meeting of the North East Planning Committee of 14 February 2024.

Decision

The committee agreed to approve the minute.

144. 23/02503/FULL - 92 HEPBURN GARDENS, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to an application for the down-taking and reconstruction of two existing stone gate piers to facilitate widening of existing vehicular entrance, including removal of two sections of boundary wall, installation of new automated vehicular gate and alterations to existing footpath.

Decision

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

145. 23/02504/LBC - 92 HEPBURN GARDENS, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to listed building consent for down-taking and reconstruction of two existing stone gate piers to facilitate widening of existing vehicular entrance, including removal of two sections of boundary wall, and installation of new automated vehicular gate.

Decision

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

Prior to consideration of the following item, Councillors MacDiarmid and Tepp, having declared an interest, left the meeting. Councillor Liston, as Depute Convener, took the Chair.

146. 23/01885/FULL - LAND TO SOUTH OF 6 BALGOVE ROAD, GAULDRY

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for erection of 6 dwellinghouses with associated landscaping, vehicular access and SUDS (Section 42 application to remove condition 1(h) "Enhanced Informal Footpath" of planning consent ref. no. PPA-250-2272).

Decision

The committee agreed to approve the application subject to the three conditions and for the reasons detailed in the report, removing condition 1(h) of planning consent ref. no. PPA-250-2272.

Councillors MacDiarmid and Tepp re-joined the meeting following consideration of the above item and Councillor Tepp took the Chair.

147. 23/03397/FULL - 22 MARKET STREET, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for a first-floor extension to side, single storey extension and installation of sun tunnel roof light to rear, replacement windows and doors of dwellinghouse.

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Motion

Councillor Tepp, seconded by Councillor Verner, moved to approve the application for the reasons set out in the report.

Amendment

Councillor Liston, seconded by Councillor Clark, moved to refuse the application on the grounds of residential amenity.

Roll Call Vote

For the motion - 9 votes

Councillors Sean Dillon, Alycia Hayes, Gary Holt, Louise Kennedy-Dalby, Allan Knox, Robin Lawson, Donald Lothian, Jonny Tepp and Ann Verner.

For the amendment - 3 votes

Councillors Al Clark, Jane Ann Liston and David MacDiarmid.

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

Decision

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

Prior to consideration of the following item, Councillors Clark, Hayes and Lawson, having declared an interest, left the meeting.

148. 23/02446/FULL - ST. ANDREWS STUDENT UNION, ST MARYS PLACE, ST. ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for alterations to building to increase roof parapet height and replacement of roofing, re-positioning of ventilation including erection of temporary covering structure.

Decision

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

Councillors Clark, Hayes and Lawson re-joined the meeting following consideration of the above item. Councillor Verner, having declared an interest in the following item, left the meeting.

149. 23/03013/FULL - LAND TO SOUTH OF ALEXANDRA PLACE, MARKET STREET, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for erection of dwellinghouse and formation of vehicular access and parking (including retrospective demolition of garage).

Decision

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

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

The committee noted the list of applications dealt with under delegated powers since the previous meeting.