

## 2024 WCPC 73

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

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

29 May 2024

2.00 pm – 4.00 pm

**PRESENT:** Councillors David Barratt (Convener), Lesley Backhouse, Alistair Bain, John Beare, James Calder, Dave Dempsey, Derek Glen, James Leslie, Gordon Pryde, Sam Steele and Andrew Verrecchia.

**ATTENDING:** Mary Stewart, Service Manager - Major Business & Customer Service, Emma Baxter, Planner and Bryan Reid, Lead Professional, Development Management, Planning Services; Steven Paterson, Solicitor, Gemma Hardie, Solicitor, Elona Thomson, Committee Officer and Emma Whyte, Committee Officer, Legal and Democratic Services.

**APOLOGIES FOR ABSENCE:** Councillors Ian Cameron and Altany Craik

#### 169. DECLARATIONS OF INTEREST

Councillor Barratt declared an interest in Para 175 below – 20/03227/ARC Kincardine Eastern Expansion – as he was the author of one of the supporting documents for the application.

Councillor Steele declared an interest in Para 175 below – 20/03227/ARC Kincardine Eastern Expansion – as she had expressed a view on the development.

Councillor Steele advised that she had connection to Paras 173 and 174 below – 24/00624/FULL and 24/00625/LBC Main Street, Valleyfield – by virtue of having had discussions with council officers and Low Valleyfield Community Council on the application. However, having applied the objective test, she concluded that she had no interest to declare.

#### 170. MINUTE

The committee considered the minute of the West and Central Planning Committee of 1 May 2024.

##### Decision

The committee agreed to approve the minute.

#### 171. 23/03086/FULL - DUNCAN CRESCENT, DUNFERMLINE

The committee considered a report by the Head of Planning relating to an application a change of use from storage building (Class 6) to internal seating area (Class 3) and formation of outside seating area (retrospective).

##### Decision

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The committee agreed to refuse the application for the two reasons detailed in the report and that appropriate enforcement action be taken with respect to the unauthorised activity.

### 172. 23/01581/FULL - HENDRY ROAD, KIRKCALDY

The committee considered a report by the Head of the Planning Services relating to an application for the erection of a mixed use development (Class 4, 5), self storage (Class 6) and bakery (Class 1A) including access, car park and landscaping.

#### **Decision**

The committee agreed (1) to approve the application subject to appropriate conditions and attendant reasons therefor; and (2) delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services and in agreement with the Convener to finalise the full terms of the appropriate conditions and reasons therefor to ensure that the formal Decision Notice was issued without undue delay.

### 173. 24/00624/FULL - MAIN STREET, VALLEYFIELD

The committee considered a report by the Head of Planning Services relating to an application for the erection of two 1.5 storey extensions to rear and side of dwellinghouse, alterations to boundary walls and installation of gate (part retrospective).

#### **Decision**

The committee agreed to refuse the application for the reason set out in the report and that appropriate enforcement action be taken with respect to the unauthorised works.

### 174. 24/00625/LBC - MAIN STREET, VALLEYFIELD

The committee considered a report by the Head of Planning Services relating to an application for Listed building consent for erection of two 1.5 storey extensions to rear and side of dwellinghouse, installation of replacement roof and windows, re-rendering, alterations to boundary walls, installation of gate and formation of new openings.

Officers provided a verbal update advising that one representation had been received which had not been referred to in the report. This neither formally objected nor supported the proposal however sought clarification from the planning authority regarding the different positions taken between this application and planning applications submitted for a nearby site with regard to flood risk.

With regard to paragraph 2.2.6. of the report regarding the front door, it is stated that this would be of an aluminium finish which would not be supported due being modern and therefore not appropriate or in keeping. However, the door on the principal elevation is actually to remain as the door currently in this location which is timber. As such, this aspect of the proposed works would be considered to preserve the character & historic fabric of the B-listed building and is therefore considered acceptable.

**Decision**

The committee agreed to refuse the application for the reason set out in the report and that appropriate enforcement action be taken with respect to the unauthorised works.

*The meeting adjourned at 3.15 pm and reconvened at 3.20 pm.*

*Councillors Barratt and Steele left the meeting prior to consideration of the following item having earlier declared an interest.*

*Councillor Glen, Depute Convener took over as chair.*

**175. 20/03227/ARC - KINCARDINE EASTERN EXPANSION**

The committee considered a report by the Head of Planning Services relating to an application for approval of matters specified by condition 1 of 17/02330/PPP for erection of 507 dwellinghouses (including 80 affordable units), 36 flatted dwellings, retail units and associated access, roads, parking, open space, SuDS, landscaping, public art and infrastructure.

**Decision**

The committee agreed:-

- (1) to approve the application subject to the 38 conditions and for the reasons detailed in the report;
- (2) the conclusion of an amended legal agreement to reflect the updated position for providing affordable housing agreed through this AMSiC application;
- (3) that authority be delegated to the Head of Planning Services, in consultation with the Head of Legal & Democratic services, to negotiate and conclude the legal agreement through Section 75A of the Town and Country Planning (Scotland) Act 1997 (As amended); and
- (4) that should no agreement be reached within 6 months of the committees decision, authority be delegated to the Head of Planning Services, in consultation with the Head of Legal & Democratic Services, to refuse the application.

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

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