

## 2024 WCPC 76

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

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

26 June, 2024

2.00 pm – 3.50 pm

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

**ATTENDING:** Kevin Treadwell, Service Manager Strategic Development & Infrastructure, Development Management, Martin McGroarty, Lead Professional, Bryan Reid, Lead Professional, Steve Lannarelli, Team Manager, Natasha Cockburn, Planner, Development Management, Planning Services; Steven Paterson, Solicitor, Elona Thomson, Committee Officer, and Michelle Hyslop, Committee Officer, Legal and Democratic Services.

**APOLOGY FOR ABSENCE:** Councillor Carol Lindsay.

#### 177. DECLARATIONS OF INTEREST

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

#### 178. MINUTE

The committee considered the minute of the West and Central Planning Committee of 29 May 2024.

##### Decision

The committee agreed to approve the minute.

#### 179. CHANGE OF MEMBERSHIP

The committee noted that Councillor Carol Lindsay had replaced Councillor Lesley Backhouse as a member of the West and Central Planning Committee.

#### 180. 21/00791/PPP - LAND TO SOUTH OF THE PIGGERY THE AVENUE LOCHGELLY

The committee considered a report by the Head of Planning relating to an application for a major residential development of residential units, associated car parking, open space, landscaping, drainage and formation of new accesses onto The Avenue, Lochgelly.

The committee noted the following verbal updates to the report: -

- Page 30. Paragraph 2.11.14 of the report, the sentence beginning “including xx Park” should read Moore Park; and

## 2024 WCPC 77

- Section 5 Conclusions should read: - The assessment of this application has considered the application submission documents, the representations received from third parties and the replies to the consultation process. The proposed development is in accordance with the National Planning Policy 4 (2022) and the Adopted FIFEplan (2017) in that the site forms part of the Lochgelly Strategic Land Allocation (SLA). The development as proposed is in accordance with the Lochgelly SLA Allocation Policy LGY 007 in that the proposal is for residential development within the settlement boundary and is within part of the SLA specifically identified for housing. The accompanying Masterplan adequately demonstrates suitable design principles that will inform an acceptable layout that would have no significant adverse impact on visual amenity and the landscape. The development would have no significant impact in terms of residential amenity, transportation, drainage or natural heritage subject to mitigation and controls being implemented in the detailed applications, during the lifetime of the development and via contributions secured by a s75 Legal Agreement. **The applicant has demonstrated that brining forward this part of the Lochgelly SLA, ahead of the remainder of the Lochgelly SLA, will not prejudice the delivery of the wider Lochgelly SLA allocation.** The development is in accordance with the Development Plan in all regards, and there are no material considerations which would outweigh the Development Plan in this instance. The proposal is therefore considered acceptable.

### **Decision**

The committee agreed to: -

- (1) approve the application subject to the 29 conditions and reasons detailed in the report and the conclusion of a legal agreement to secure the necessary planning obligations, namely: -
  - (a) securing proportionate financial contribution towards the costed modular accommodation within Lochgelly South Primary School (indexed);
    - Securing proportionate contributions (of 4.3%) towards the total costs (indexed) of delivering the strategic transport improvements within Lochgelly relating to:
      - Junction 1: Station Road/Bank Street/Auchterderran Road mini-roundabout signalisation of the junction with removal of on-street parking on Auchterderran Road;
      - Junction 2: The Avenue / B9149 roundabout - increase in the size of the roundabout, with increased flare lengths provided on the western and southern approaches
      - Junction 3: A92 / B9149 eastbound on and off-slip crossroad – signalization and provision of a left-turn slip onto the eastbound on-slip
    - Footway/cycleway creation along site frontage (The Avenue) in line with development phases.
    - 5% Affordable Housing within the site.
- (2) that authority be delegated to the Head of Planning Service in consultation with the Head of Legal and Democratic Services to negotiate and conclude

## 2024 WCPC 78

the legal agreement necessary to secure the obligations set out in Paragraph A, above, and

- (3) that should no agreement be reached within 12 months of the Committee's decision, authority would be delegated to the Head of Planning in consultation with the Head of Legal & Democratic Services to refuse the application should this be deemed appropriate.

*Councillor McLelland joined during consideration of the above item.*

### **181. 23/02886/EIA - COMRIE COLLIERY SALINE ROAD KINNEDDAR**

The committee considered a report by the Head of Planning relating to an application for a Major development: leisure & tourism, employment, retail, care village, residential, renewable energy, open space, landscape works, paths & associated works.

Members were advised of the following verbal updates to the report: -

- Page 46. Title page of Agenda Item No.6 should read “Application for Planning Permission in Principle (EIA Development)”;
- Page 88. Summary of consultation responses – Policy And Place Team (West Fife Area) should read “Contrary to NPF4”; and
- Page 88. Paragraph 4.2.1 under Addressed in Paragraph(s), should read “2.7.16 to 2.7.18”.

### **Decision**

The committee agreed: -

- (1) to approve the application subject to the 46 conditions and reasons detailed in the report and the conclusion of a legal agreement to secure the necessary planning obligations, namely:
  - (a) Securing a financial contribution towards the Strategic Transport Interventions of £456 per dwelling, tourism lodge/chalet, live/work unit, smart clachan, care village unit (excluding affordable housing); plus, a pro-rata contribution for the hotel;
    - Securing 25% of the site’s housing units as affordable housing;
    - Securing the final delivery of landscaping and open space for development areas should the development stall for 3 years or more; - Securing a financial contribution towards the costs of the mitigation across Dunfermline secondary schools and Saline Primary School; - Defining the arrangements for periodic review of the education impact of the development.
    - Defining the arrangements for periodic review of the financial viability of the development as a whole, the funding raised through development to date and the investment made in in site restoration and infrastructure, and quantifying the funding required to complete restoration works.
- (2) That authority would be delegated to the Head of Planning Service in consultation with the Head of Legal and Democratic Services to negotiate and conclude the legal agreement necessary to secure the obligations set out in paragraph A, above; and

## 2024 WCPC 79

- (3) that should no agreement be reached within 12 months of the Committee's decision; authority would be delegated to the Head of Planning in consultation with the Head of Legal and Democratic Services to refuse the application should it be deemed appropriate.

### 182. **23/00346/ARC - LAND TO SOUTH OF MAIN STREET COALTOWN OF WEMYSS**

The committee considered a report by the Head of Planning relating to an Application for Matters Specified in Conditions for 125 residential units (including 3 no Affordable Housing units) and associated infrastructure, drainage and landscaping as required by condition 1 of 19/00385/PPP.

#### **Decision**

The committee agreed to approve the application subject to the 23 conditions and for the reasons detailed in the report.

### 183. **23/00347/FULL - LAND TO SOUTH OF MAIN STREET COALTOWN OF WEMYSS**

The committee considered a report by the Head of Planning relation to an application for the Formation of SuDS basin and surface water outfall (associated with application 19/00385/PPP).

#### **Decision**

The committee agreed to approve the application subject to the 6 conditions and for the reasons detailed in the report.

### 184. **24/00542/ARC - LAND EAST OF RIVER LEVEN ELM PARK LEVEN**

The committee considered a report by the Head of Planning relating to an application for approval of matters specified in conditions (Conditions 2 a) to c), e) to h) and j) to y)) of planning permission in principle 23/02125/PPP for formation of active travel network (Phases 1 and 2a).

#### **Decision**

The committee agreed:-

- (1) to approve the application subject to the 9 conditions and for the reasons detailed in the report; and
- (2) the addition of the following condition: -

the development hereby approved shall be carried out using the approved materials unless otherwise agreed in advance with the planning authority.

Reason: In order to retain proper control of the development in the interest of visual amenity and pedestrian safety.

## 2024 WCPC 80

### 185. 24/00646/FULL - LAND EAST OF RIVER LEVEN ELM PARK LEVEN

The committee considered a report by the Head of Planning relating to an application for the Formation of footpath including installation of lighting columns.

#### **Decision**

The committee agreed to approve the application subject to the 10 conditions and for the reasons detailed in the report.

### 186. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

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