

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

County Hall, County Buildings, Cupar

11 September 2024

1.30 pm – 4.00 pm

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Sean Dillon, Alycia Hayes, Louise Kennedy-Dalby, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager and Scott Simpson, Planner, Development Management; Steven Paterson, Solicitor, Planning and Environment, Diane Barnet, Committee Officer and Kerry Elliott, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Fiona Corps, Gary Holt, Margaret Kennedy and Allan Knox.

176. DECLARATIONS OF INTEREST

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

177. MINUTE

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

Decision

The committee approved the minute.

178. 23/02309/PPP - CRAIL AIRFIELD, BALCOMIE ROAD, CRAIL

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for a mixed-use development comprising holiday accommodation site (91 self-build holiday units), craft workshops/light industrial (Class 4) and storage buildings (Class 6) and associated infrastructure including footpaths, cycle paths, roads and parking areas (demolition of existing buildings).

Motion

Councillor Tepp, seconded by Councillor Clark, moved to approve the application subject to the 19 conditions and for the reasons detailed in the report and following the conclusion of an agreement to secure the necessary planning obligations as outlined in the report.

Amendment

Councillor Dillon, seconded by Councillor Hayes, moved to refuse the application on the grounds that the proposed development did not comply with: policies 13, 14, 15 and 30 of the adopted National Planning Framework 4 (2023); policies 1 and 3 of the adopted FIFEplan Local Development Plan (2017); Local

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Development Plan allocation LDW022; and the adopted Making Fife's Places Supplementary Guidance (2018) – on the basis that the proposed development would have a detrimental impact on road safety due to its location, form and scale resulting in an unacceptable impact on the capacity of the existing roads infrastructure due to additional vehicular movements; the lack of provision or improvement to pedestrian and other sustainable linkages or safer routes between the application site and the town of Crail; and the lack of an alternative access which would mitigate impacts on access routes to Crail Airfield and golf courses.

Roll Call Vote

For the Motion – two votes.

Councillors Clark and Tepp.

For the Amendment – eight votes.

Having received a majority of votes, the amendment to refuse the application was carried.

Decision

The committee:-

- (1) refused the application on the grounds that the proposed development did not comply with: policies 13, 14, 15 and 30 of the adopted National Planning Framework 4 (2023); policies 1 and 3 of the adopted FIFEplan Local Development Plan (2017); Local Development Plan allocation LDW022; and the adopted Making Fife's Places Supplementary Guidance (2018) – on the basis that the proposed development would have a detrimental impact on road safety due to its location, form and scale resulting in an unacceptable impact on the capacity of the existing roads infrastructure due to additional vehicular movements; the lack of provision or improvement to pedestrian and other sustainable linkages or safer routes between the application site and the town of Crail; and the lack of an alternative access which would mitigate impacts on access routes to Crail Airfield and golf courses.
- (2) agreed to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

179. 23/02628/FULL - LAND TO THE NORTH OF ABBEY COTTAGE, ABBEY WALK, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of five dwellinghouses on the land of the former gas holder site, Balfour Place, St Andrews.

Decision

The committee agreed to approve the application subject to the 11 conditions and for the reasons detailed in the report.

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

Decision

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