

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

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

25 September 2024

2.00 pm – 4.20 pm

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, John Beare, James Calder, Ian Cameron, Dave Dempsey, Derek Glen, James Leslie, Carol Lindsay, Derek Noble, Gordon Pryde and Sam Steele.

ATTENDING: Mary Stewart, Service Manager - Major Business & Customer Service, Manasa Channabasavaiah, Planning Assistant, Brian Forsyth, Planner, Sarah Hyndman, Planner, Declan Semple, Lead Officer, Development Management, Planning Services; Gemma Hardie, Solicitor, Elona Thomson, Committee Officer and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Altany Craik and Andrew Verrecchia.

193. DECLARATIONS OF INTEREST

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

194. MINUTE

The committee considered the minute of the West and Central Planning Committee of 28 August 2024.

Decision

The committee agreed to approve the minute.

195. 24/00713/FULL - DEVELOPMENT AT LAND ADJACENT TO DUNIFACE FARM WINDYGATES ROAD LEVEN

The committee considered a report by the Head of Planning Services relating to an application for the erection of a battery energy storage system (up to 49.9MW) and associated infrastructure including substations, welfare units, storage containers, fencing, security columns, water tanks, drainage and formation of access track and parking.

Decision

The committee agreed: -

- (1) to approve the application subject to the 18 conditions and for the reasons detailed in the report;

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- (2) that condition 6 be amended to the effect that the word 'should' where it appears in the second sentence is deleted and shall be replaced with 'must' so it reads 'Non-native species must be avoided'; and
- (3) that condition 9 be amended to the effect that after the second 'including' there should follow 'but not limited to'.

196. 24/01022/FULL - R W E BIOMASS PLANT GLENROTHES FIFE

The committee considered a report by the Head of Planning Services relating to an application for the installation of 2 gas engine generating units (2x 3.1MW) and erection of associated power-housing and infrastructure.

Decision

The committee agreed to approve the application subject to the 13 conditions and for the reasons detailed in the report.

197. 24/00284/FULL - LAND EAST OF CANMORE PRIMARY SCHOOL ABERDOUR ROAD DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to an application for the erection of 40 affordable flatted dwellings for sheltered housing needs (class 8) including formation of new access/car parking and footpaths, retaining walls and boundary enclosures with associated landscaping, drainage, renewable energy infrastructure and ancillary works.

Decision

The committee agreed to approve the application subject to the 16 conditions and for the reasons detailed in the report.

198. 23/01774/FULL - LAND NORTH EAST OF NORMAN PLACE LESLIE

The committee considered a report by the Head of Planning Services relating to an application for the erection of seven dwelling houses (class 9) and associated development including formation of vehicular accesses and landscaping (demolition of existing buildings).

Officers provided a verbal update to advise that the Transportation Development Management Service had updated their response and objected to the proposal on the grounds of road safety.

Motion

Councillor Barratt, seconded by Councillor Cameron, moved that the application be approved for the reasons set out in the report.

Amendment

Councillor Beare, seconded by Councillor Alexander, moved that the application be refused the interest of protecting visual amenity

Roll Call

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For the Motion – 4 votes

Councillors David Barratt, James Calder, Ian Cameron and Gordon Pryde.

For the Amendment – 9 votes

Councillors David Alexander, Alistair Bain, John Beare, Dave Dempsey, Derek Glen, James Leslie, Carol Lindsay, Derek Noble and Sam Steele.

The amendment was accordingly carried.

Decision

The committee agreed to refuse the application:-

- (1) on the grounds that the proposal, by virtue of its scale, massing, design and use of finishing materials would be incongruous with the surrounding residential area and would fail to enhance, and further to this would detract from, the character of Leslie Conservation Area, contrary to Policies 7 (Historic Assets and Places) and 14 (Design, Quality and Place) of NPF4 and Policies 1 (Development Principles), and 14 (Built and Historic Environment) of the adopted FIFEplan local development plan (2017); and
- (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.

The meeting adjourned at 4.00 pm and reconvened at 4.10 pm.

199. 23/02254/CAC - LAND NORTH EAST OF NORMAN PLACE LESLIE

The committee considered a report by the Head of Planning Services relating to an application for the demolition of disused commercial garage buildings, brick wall, entrance gates and fencing.

Decision

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

200. 23/03555/FULL - 7 DRUMMOCHY ROAD LOWER LARGO FIFE

The committee considered a report by the Head of Planning relating to an application for the formation of replacement hardstanding on public open space for domestic use (retrospective).

Decision

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

201. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

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