

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

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

28 August 2024

2.00 pm – 3.10pm

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

ATTENDING: Mary Stewart, Service Manager - Major Business & Customer Service, Scott Simpson, Planner, Brian Forsyth, Planner and Emma Baxter, Planner, Planning Services; Gemma Hardie, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGY FOR ABSENCE: Councillor Dave Dempsey.

187. DECLARATIONS OF INTEREST

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

188. MINUTE

The committee considered the minute of the West and Central Planning Committee of 26 June 2024.

Decision

The committee agreed to approve the minute.

189. 24/00111/FULL - CASTLEHILL MINE BRANKSTONE BLAIRHALL

The committee considered a report by the Head of Planning relating to an application for a change of use of industrial land to holiday lodge/caravan park including siting of holiday lodges, associated retail unit (Class 1) and creation of path link to adjacent path.

Decision

The committee agreed:-

- (1) to approve the application subject to the 19 conditions and reasons detailed in the report;
- (2) that the following additional condition be added:-

“The holiday accommodation units, hereby approved, shall be so designed as to meet the legal definition of a caravan as set out in the Caravan Site

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and Control of Development Act 1960 (as amended) and the Caravan Sites Act 1968 or any order subsequently amending this legislation".

- (3) that Condition 19 be amended to clarify the intention of the condition;
- (4) the conclusion of a legal agreement to secure; the holiday accommodation, hereby approved, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year;
- (5) that authority be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to negotiate and conclude the legal agreement; and
- (6) 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 and Democratic Services, to refuse the application.

190. **24/00203/FULL - LAND WEST OF MUIRHEAD FARM MUIRHEAD LOCHGELLY**

The committee considered a report by the Head of Planning Services relating to an application for the erection of six dwellinghouses (Class 9) and associated development including formation of vehicular access.

Members were advised of the following amendments to the report:-

Para. 1.1.1,

Line 5 should read: "... one-and-a-half storey domestic garage...".

Para. 2.2.1

to include "15," between "14," and "16".

Reason for Refusal 1

In the interests of sustainable places, local living and 20-minute neighbourhoods; the overscaled nature of the development in this countryside location approximately 60-minute return walking distance from nearby settlements and very poorly served in terms of sustainable transport; being contrary to the relevant provisions of National Planning Framework 4 (NPF4) (2023) policy 1 Tackling the climate and nature crises, NPF4 policy 13 Sustainable transport, NPF4 policy 14 Design, quality and place, NPF4 policy 15 Local Living and 20 minute neighbourhoods, NPF4 policy 16 Quality homes, NPF4 policy 17 Rural homes, FIFEplan Fife Local Development Plan (FIFEplan) (2017) Policy 1: Development Principles, FIFEplan Policy 7: Development in the Countryside and FIFEplan Policy 8: Houses in the Countryside.

Decision

The committee agreed to refuse the application for the seven reasons set out in the report.

191. 24/01053/FULL – LAND AT THE QUARRY CARNOCK ROAD OAKLEY

The committee considered a report by the Head of Planning Services relating to an application for the erection of holiday accommodation including erection of fence, landscaping and formation of access and hardstanding.

Motion

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

Amendment

Councillor Steele, seconded by Councillor Leslie, moved that the application be approved as the economic benefit of the development outweighed the detrimental impact of the visual amenity of the countryside.

Roll Call

For the Motion – 10 votes

Councillors David Alexander, Alistair Bain, David Barratt, John Beare, James Calder, Ian Cameron, Altany Craik, Carol Lindsay and Gordon Pryde.

For the Amendment – 3 votes

Councillors James Leslie, Sam Steele and Andrew Verrecchia.

The motion was accordingly carried.

Decision

The committee agreed to refuse the application for the two reasons set out in the report.

192. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

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