

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

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

18 December 2024

2.00 pm – 2.50 pm

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

ATTENDING: Mary Stewart, Service Manager, Major Business and Customer Service, Natasha Cockburn, Planner, Development Management; Scott Simpson, Planner, Development Management, Planning Services; Stephen Paterson, Solicitor and Elona Thomson, Committee Officer, Legal and Democratic Services.

APOLOGY FOR ABSENCE: Councillor Dave Dempsey.

214. DECLARATIONS OF INTEREST

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

215. MINUTE

The committee considered the minute of the West and Central Planning Committee of 20 November 2024.

Decision

The committee agreed to approve the minute.

216. 24/00248/FULL -LAND TO NORTH OF SETON TERRACE KENNOWAY

The committee considered a report by the Head of Planning Services relating to an application for a residential development (137 dwellings) with associated infrastructure including accesses, landscaping, drainage, SUDS and engineering works.

Members were advised of an amendment to condition 18. The condition should read: -

" The. hereby approved, landscaping scheme (Plan References: 54A, 55A, 56A, 57A and 58A) shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually."

Decision

The committee agreed:-

- (1) to approve the application subject to the 19 conditions and for the reasons detailed in the report;
- (2) that authority is delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to negotiate and conclude a legal agreement to secure;
 - (a) 10% of the total units on site to be provided as affordable housing as per the definition contained within Fife Councils Affordable Housing Supplementary Guidance (2018). This would equate to 14 units out of the 137 units;
 - (b) £38,868 towards strategic transport intervention measures in Kirkcaldy/Glenrothes outer zone;
 - (c) £58,800 towards Cotlands Park and open space/play park area to the west; and
 - (d) the land as highlighted on "insert name" drawing shall be kept aside for a potential connection between the northern and southern part of the overall allocated site (FIFEplan (2017) allocation: KEN002) and passed to any future developer of the northern part of the allocated site at no cost to the future developer;
- (3) that should no agreement be reached within 6 months of the committee's decision, authority is delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

217. 24/01822/ARC - LAND EAST OF RIVER LEVEN ELM PARK LEVEN

The committee considered a report by the Head of Planning Services relating to an application for the approval of matters specified in conditions (Condition 2 a) to e) and h) to y)) of planning permission in principle 23/02125/PPP for infrastructure works including drainage (engineering) works, installation of boardwalks, fencing and associated landscaping and planting.

Decision

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

218. 24/02333/ARC - LAND EAST OF RIVER LEVEN ELM PARK LEVEN

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

Decision

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The committee agreed to approve the application subject to the 7 conditions and for the reasons detailed in the report.

219. APPLICATION FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

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