

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

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

16 August 2023

2.00pm – 3.40pm

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

ATTENDING: Mary Stewart, Service Manager – Major Business & Customer Service, Natasha Cockburn, Lead Professional (Infrastructure), Martin McGroarty, Lead Professional and Brian Forsyth, Planner, Planning Services; Mary McLean, Legal Services Manager, Gemma Hardie, Solicitor and Emma Whyte, Committee Officer, Legal & Democratic Services.

104. DECLARATIONS OF INTEREST

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

105. MINUTE

The committee considered the minute of West and Central Planning Committee of 7 June 2023.

Decision

The committee agreed to approve the minute.

106. CHANGE OF MEMBERSHIP

The committee were asked to note that Councillors Colin Davidson and Julie MacDougall had been replaced by Councillors Ian Cameron and Altany Craik on the West and Central Planning Committee.

Decision

The committee noted the change to the membership of the committee.

107. 22/01914/FULL - LAND TO NORTH OF 10 TO 22 CAMERON CRESCENT, WINDYGATES

The committee considered a report by the Head of Planning Services relating to an application for the erection of 77 residential units with associated engineering, infrastructure, landscaping and open space.

Motion

2023 WCPC 42

Councillor Barratt, seconded by Councillor Craik, moved to approve the application subject to the 24 conditions and for the reasons detailed in the report following the conclusion of a legal agreement.

Amendment

Councillor Alexander, seconded by Councillor Dempsey, moved to refuse the application on the grounds that the proposed development did not comply with the Adopted FIFEplan Local Development Plan (2017) in connection with the requirement for two accesses and associated road traffic concerns and was contrary to Fife Council policies 1, 3 and 14 and Policy 14 of National Planning Framework 4 (2023).

Roll Call

For the Motion – 7 votes

Councillors Barratt, Beare, Cameron, Craik, Noble, Pryde and Verrecchia.

For the Amendment – 5 votes

Councillors Alexander, Calder, Dempsey, Glen and Steele.

Having received a majority of votes, the motion to approve the application was carried.

Decision

The committee agreed:-

- (1) to approve the application subject to the 24 conditions and for the reasons detailed in the report;
- (2) the conclusion of a legal agreement to secure £288 per residential unit for strategic transport interventions, excluding affordable units (index linked to Q1 2017);
- (3) 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
- (4) that should no agreement be reached within 6 months of the committee's decision, authority be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

Councillor Leslie left the meeting during consideration of the above item.

108. 23/00701/FULL - LAND 300M EAST OF WESTER BALBEGGIE COTTAGES, WESTER BALBEGGIE FARM, BALBEGGIE AVENUE

The committee considered a report by the Head of Planning Services relating to an application for a proposed battery energy storage system with ancillary equipment and associated access.

2023 WCPC 43

Members were advised of an amendment to Condition 10 of the permission 23/00701/FULL, the reference to "Condition 14" should read "Condition 9" and that all references to "Solar Farms", as in Condition 11, should be removed from the Planning conditions, as this application was solely for Battery Energy Storage System, not a combined Solar Farm and BESS.

Decision

The committee agreed to approve the application subject to the:-

- (1) 11 conditions and for the reasons detailed in the report; and
- (2) amendments to conditions as set out above.

109. 23/00739/PPP - THE FARMHOUSE, MASTERTON, MASTERTON ROAD

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for residential development (Section 42 application for the development the subject of planning permission in principle 22/00984/PPP without complying with its conditions (1D) and (3)).

Members were advised of an amendment to para 2.7.1 of the report, the sentence beginning "The approximation" should read:-

"The approximation for the area of greenfield land in 1.1 above also excludes all other areas of the site previously developed and/or understood to be within the original curtilage."

Decision

The committee approved the application subject to the 14 conditions and for the reasons detailed in the report.

110. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The committee noted the lists of applications dealt with under delegated powers for the periods 15 May to 11 June, 12 June to 9 July and 10 July to 6 August 2023.