

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

10 April 2024

1.00 pm – 1.55 pm

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

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

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

151. DECLARATIONS OF INTEREST

Councillors MacDiarmid and Tepp declared an interest in Paragraph No. 154 - 23/01478/FULL - Land to South of 6 Balgove Road, Gauldry - as Councillor MacDiarmid knew the applicant well and had worked with the applicant on occasion over several years; and Councillor Tepp had discussed issues relating to the application.

Councillor Lawson declared an interest in Paragraph No. 156 - 24/00116/FULL – 64B Argyle Street, St. Andrews as he was a near neighbour of the application site.

152. MINUTE

The committee considered the minute of meeting of the North East Planning Committee of 13 March 2024.

Decision

The committee agreed to approve the minute.

153. 22/02504/FULL - REEDIEHILL FARM, PITMEDDEN, AUCHTERMUCHTY

The committee considered a report by the Head of Planning Services relating to an application for the erection of four dwellinghouses, communal facility and associated works.

Decision

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

- (1) conditions and reasons one to six as detailed in the report; and
- (2) an amended seventh condition with, attendant reason, to read:

2024 NEPC 69

'The permission hereby granted shall be used for the benefit of Ms Paula Cowie (Project Manager of the "Tiny House Project) or an agreed successor to act on behalf of the Project Manager, unless otherwise agreed in writing by Fife Council as Planning Authority. For the avoidance of doubt, should a successor Project manager be proposed, then the details of this shall be submitted to Fife Council in advance of the appointment being formalised.

Reason

The development is only considered to be acceptable on the basis of a personal permission as managed by the Project Manager or an agreed successor.'

Having declared an interest in the following item, Councillors MacDiarmid and Tepp left the meeting at this point and the Depute Convener, Councillor Liston chaired the meeting for this item.

154. 23/01478/FULL - LAND TO SOUTH OF 6 BALGOVE ROAD, GAULDRY

The committee considered a report by the Head of Planning Services relating to an application for the approval of matters specified in conditions of planning consent ref. no. PPA-250-2272 for the erection of six dwellinghouses, upgrading of access and formation of car parking (Section 42 application to vary condition four of planning permission 20/00679/ARC to amend landscaping layout and implementation).

Decision

The committee agreed to approve the application subject to the six conditions and for the reasons detailed in the report, with varied condition four of planning permission 20/00679/ARC.

Following consideration of the above item, Councillors MacDiarmid and Tepp returned to the meeting.

155. 23/02355/FULL - 2 MURRAY ROW, BALMULLO, ST. ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of a dwellinghouse.

Decision

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

Having declared an interest in the following item, Councillor Lawson left the meeting at this point.

156. 24/00116/FULL - 64B ARGYLE STREET, ST. ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for a change of use from dog grooming (Class 1A) to flatted dwelling (Sui Generis) including installation of replacement windows and external alterations.

Decision

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

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

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