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THE FIFE COUNCIL - PLANNING COMMITTEE - GLENROTHES.

11th December, 2007

2.00 p.m. - 6.05 p.m.

PRESENT: Councillors John Beare (Chair), Ron Caird, Ian Chisholm, Ian Crichton, David Cunningham, Ron Edwards, William Ferguson, David Herbert, William Kay, Susan Leslie, Donald Lothian, Frances Melville and David Mogg.

ATTENDING: Keith Winter, Head of Development Services, Jim Birrell, Development Manager (Development and Regeneration), Robin Presswood, Development Manager (Business and Strategy), Pamela Ewen, Team Leader (Strategic and Corporate Policy), Bernard Whittle, Interim Team Leader, Development Promotion and Design and Gordon Strang, Fife Property Gazetteer Co-ordinator, Development Services; Dave Frew, Team Leader, Transport Planning and Development Management, Transportation Services; Andrew Ferguson, Team Leader (Democratic Services), Steven Paterson, Solicitor and Elizabeth Cowan, Committee Administrator, Law and Administration Service.

APOLOGIES

FOR ABSENCE: Councillor Raymond Duguid.

51. DECLARATIONS OF INTEREST

Councillors Lothian and Melville declared an interest in Paragraph 54 - Application 07/01394/EOPP at land to east of 14 Bankwell Road, Anstruther.

52. MINUTE

The Committee considered the minute of meeting of the Planning Committee of 20th November, 2007.

Decision

The Committee approved the minute as a correct record.

53. REFERRAL FROM KIRKCALDY AREA COMMITTEE - APPLICATION 07/01142/CARM - REDEVELOPMENT OF VICTORIA HOSPITAL, KIRKCALDY

The Committee considered a report by the Head of Development Services in respect of a planning application for the redevelopment of the existing hospital and formation of a new access and associated parking facilities at Victoria Hospital, Hayfield Road, Kirkcaldy, referred to the Committee for decision due to the strategic nature of the development. Bernard Whittle and Dave Frew highlighted points in the report and answered questions from members with particular reference to road and junction improvements necessary for management of the increased traffic generated by the development.

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Decision

The Committee approved the application subject to -

- (1) a legal agreement under section 69 of the Local Government (Scotland) Act 1973 to secure junction improvements in the vicinity of the development and a financial contribution towards the implementation of roads infrastructure improvements, consisting of -
 - (a) the dualling of Chapel Level between its junctions with Fair Isle Road and Hendry Road, including reconstruction of the Hendry Road/Chapel Level junction;
 - (b) capacity enhancements at Wester Bogie Roundabout; and
- (2) the conditions set out in the report.

54. **REFERRAL FROM NORTH EAST FIFE AREA COMMITTEE - APPLICATION 07/01394/EOPP - LAND TO EAST OF 14 BANKWELL ROAD, ANSTRUTHER**
Previous Minute Reference - Paragraph 71(18) of 2007.N.E.F.A.C.85

Prior to consideration of this item Councillors Lothian and Melville declared an interest by reason of friendship with an objector and left the meeting for this item.

The Committee considered a report dated 22nd November, 2007 by the Head of Development Services in respect of a planning application for outline planning permission for the erection of 11 flatted dwellings at land to the east of 14 Bankwell Road, Anstruther. The application had been referred from the North East Fife Area Committee as 9 of its members had declared an interest in the application and the Committee could not therefore be quorate to take a decision. Jim Birrell explained that the terms of Condition 15 in the original report to the North East Fife Area Committee were now contained within the recommended Section 75 Agreement but that all other conditions remained the same.

Decision

The Committee approved the application subject to -

- (1) a legal agreement under section 75 of the Town and Country Planning (Scotland) Act 1997 to ensure -
 - (a) the provision of a mini-roundabout at the eastern end of Bankwell Road prior to the occupation of the development;
 - (b) the provision of affordable housing in perpetuity; and
- (2) the conditions set out in the report.

55. **STREET NAMING AND NUMBERING: POLICY AND PROCEDURES**

The Committee considered a report dated 28th November, 2007 by the Head of Development Services advising that, following a review of the different practices in place across Fife in respect of street naming and numbering and in the light of multi-member wards and new Committee arrangements, a policy and procedures document/

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document had been prepared. In addition, following requests from some area committees, a form of delegation to the Head of Development Services had been devised for non-contentious street names. Gordon Strang highlighted points in the report and responded to questions from members.

Decision

The Committee -

- (1) approved the 'Street Naming and Numbering - Policy and Procedures' document;
- (2) agreed that any amendments to the policy should be approved by the Planning Committee;
- (3) agreed to recommend to the Policy, Finance and Asset Management Committee that delegation of street naming should be made to the Head of Development Services, in consultation with local ward members and the Area Committee Chair, except where: -
 - (i) the Head of Development Services, ward members and Area Committee Chair cannot agree; or
 - (ii) where the Area Committee Chair wishes to refer the matter to the Area Committee; or
 - (iii) where the agreed name falls within one of the categories listed in section 4.1.3 of the 'Street Naming and Numbering - Policy and Procedures' document.

56. **FINALISED FIFE STRUCTURE PLAN (APRIL 2006): PROPOSED MODIFICATIONS RESULTING FROM THE RE-APPRAISAL OF THE HOUSING LAND REQUIREMENT**

The Committee considered a report dated 19th November, 2007 by the Head of Development Services in respect of proposed changes to the Finalised Fife Structure Plan resulting from a re-appraisal of the housing land requirement. The report recommended an approach of differentiating a 5% population growth, as opposed to the General Register's Office for Scotland projection of 9% and amending the levels of new housing proposed in various areas, along with amendments to the Strategic Land Allocations and Local Plan allocations. Keith Winter highlighted points in the report and Andrew Ferguson explained the situation in respect of the Strategic Environmental Assessment, suggesting an additional recommendation that the Scottish Government be asked to consider the feasibility of the Structure Plan complying with the Environmental Assessment of Plans and Programmes (Scotland) Regulations, 2004 in the light of recent case law and, if necessary, to grant the appropriate exemption under regulation 11.

The meeting adjourned at 3.07 p.m.

The meeting reconvened at 3.15 p.m.

Following/

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Following discussion in respect of the proposed modifications document attached as Appendix 1 to the report, the Committee agreed as follows:-

(a) Structure Plan reference Page 11, Paragraph 1.12

Motion

Councillor Beare, seconded by Councillor David Mogg, moved that the modification as proposed be approved.

Amendment

Councillor Kay, seconded by Councillor Edwards, moved that the modification be rejected and the original figure of 35,200 new homes be retained in the plan.

Vote

Amendment	3
Motion	9

Decision

Approved the modification as proposed in the report.

Following this decision Councillor Kay asked that his dissent be recorded in respect of any decisions taken to reduce the numbers of new homes to be built in Fife over the next 20 years.

(b) Structure Plan reference Page 15, Paragraph 2.4, Final Proposed Modification

Decision

Agreed that wording be amended to reflect the concerns of the Committee in regard to the possibility of additional houses which might be required to fund the infrastructure needed.

(c) Structure Plan reference Page 16, Paragraph 2.4, Third Proposed Modification

Decision

Agreed that wording be amended to reflect the concerns of the Committee in regard to the possibility of additional houses which might be required to fund the infrastructure needed.

Councillor Susan Leslie left the meeting during discussion on the amendments proposed for the Levenmouth Area and returned at the conclusion of the discussion.

(d) Structure Plan reference Page 15, Paragraph 2.4 - Cupar

Motion/

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Motion

Councillor Melville, seconded by Councillor Chisholm, moved that Standing Orders be suspended to allow Councillor Arbuckle to address the Committee as he had not given the requisite notice under Standing Order 27.

Decision

It was unanimously agreed to suspend Standing Orders.

Councillor Arbuckle addressed the Committee and urged members to reject the proposed amendment requiring the provision of a relief road and additional housing to the north of Cupar as the proposals were not supported by the community.

Motion

Councillor Melville, seconded by Councillor Caird, moved that the modification should read "Delete second sentence and add new sentences: - The revitalisation of Cupar Town Centre will require significant transport improvements and these will be guided through the St. Andrews and East Fife Local Plan process and through the development of master planning for Cupar. Any house building on sites within the Cupar master plan area will be required to make financial contributions to the revitalisation of the Town Centre and/or transportation improvements".

Amendment

Councillor Lothian, seconded by Councillor Kay, moved that the modification as proposed in the report be approved.

Vote

Amendment	10
Motion	3

Decision

Approved the modification as proposed in the report.

- (e) Structure Plan reference Page 17, Paragraph 2.4 - St. Andrews: Proposed Second Modification

Motion

Councillor Melville, seconded by Councillor Caird, moved that the modification read 'Delete 1,200 and insert 800'.

Amendment

Councillor Beare, seconded by Councillor Herbert, moved that the modification as proposed be approved.

Vote

Amendment	9
Motion	2

Decision/

Decision

Approved the modification as proposed in the report.

Councillors Ferguson and Lothian temporarily left the meeting during this item.

Councillors Ferguson and Melville left the meeting following the above item.

The meeting adjourned at 5.14 p.m.

The meeting reconvened at 5.20 p.m.

Prior to continuing discussion on item 7 and at the suggestion of the Chair, the Committee unanimously agreed that items 8, 9 and 10 be withdrawn from the agenda and submitted to the next meeting of the Committee on 15th January.

- (f) Structure Plan reference Page 17, Paragraph 2.5

Decision

Agreed the modification as proposed in the report subject to the section being amended to indicate communities individually and to delete the word 'Bay' after Inverkeithing.

- (g) Structure Plan reference Page 32, Figure 3.1

Decision

Agreed that numbers and percentages be indicated on the replacement table.

Motion

Councillor Beare, seconded by Councillor Cunningham, moved that the report be approved in line with the recommendations by the Head of Development Services subject to:-

- an additional recommendation indicating that the Scottish Government should be asked to consider the feasibility of the Structure Plan complying with the Environmental Assessment of Plans and Programmes (Scotland) Regulations, 2004 in the light of recent case law and, if necessary, to grant the appropriate exemption under regulation 11, and
- the amendments agreed by the Committee as indicated above being incorporated into the proposed modifications document.

Amendment

Councillor Kay, seconded by Councillor Crichton, moved that the housing land requirement figures in the Structure Plan should be calculated on the assumption that there would be an increase in population growth of considerably more than 5%, that there should be at least a reversion to the previously approved levels of housing allocations, /

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allocations, but that the relative housing figures should be re-calculated to show an increase of at least an additional 5% on the current figures with a greater proportion of affordable housing for rent and for sale.

Vote

Amendment	3
Motion	8

Decision

The Committee agreed:-

- (1) to recommend to Fife Council that the proposed modifications to the Finalised Fife Structure Plan 2006, as amended by the Planning Committee, be submitted to the Scottish Ministers for approval; and
- (2) to ask the Scottish Government to consider the feasibility of the Structure Plan complying with the Environmental Assessment of Plans and Programmes (Scotland) Regulations, 2004 in the light of recent case law and, if necessary, to grant the appropriate exemption under regulation 11.

57. **RESIDENTIAL DEVELOPMENT AT GREAT NORTH ROAD, KELTY**

The Committee considered a report dated 23rd November, 2007 by the Head of Development Services, advising of issues raised in relation to residential development applications at Great North Road, Kelty and recommending a range of Fife-wide actions as a result of these issues which had been agreed by the Cowdenbeath Area Committee. A report by John Watchman, Solicitor and Legal Associate of the Royal Town Planning Institute, providing a detailed history and background to the residential development applications at this location, particularly in response to complaints and criticisms which had been raised by individual home owners, the local community and also local Councillors and Helen Eadie MSP was attached to the report. Keith Winter highlighted points in the report and confirmed that there were sufficient resources within Development Services to carry out future site monitoring as proposed.

Decision

The Committee -

- (1) noted the contents of the report and the findings of the Watchman report;
- (2) agreed the identified action points previously agreed by the Cowdenbeath Area Committee; and
- (3) remitted it to the Development Manager to fully implement all of the action points set out in the report and report directly to the Head of Development Services and to update the Planning Committee on progress made.

Councillor Edwards left the meeting during discussion of this item.

58./

58. **APPLICATIONS FOR PLANNING PERMISSION BUILDING WARRANTS, AMENDED BUILDING WARRANTS AND APPLICATIONS FOR RELAXATION GRANTED UNDER DELEGATED POWERS**

The Committee considered lists of applications for planning permission, building warrants, amended building warrants and applications for relaxation granted under delegated powers during the period 12th to 30th November, 2007.

Decision

The Committee noted the lists of applications.
