

**7.0 RECOMMENDATIONS**

**7.1 It is recommended that the Committee:**

**Approves the Finalised St Andrews & East Fife Local Plan 2009 for public consultation as described in the report**

**Notes that the Finalised St Andrews & East Fife Local Plan 2009 will become a material consideration in the determination of planning applications**

**Authorises the Head of Development Services, in consultation with the Chair of the Planning Committee and the relevant ward Members, to make minor technical changes to the Local Plan prior to publication as set out in paragraph 6.4 of this report.**

**MOTION**

**PLANNING COMMITTEE, 30 JUNE 2009**

- Planning Committee welcomes the input of the two Area Committees for their comments on the Plan which are referenced in Appendix F.
- The Report before Committee contains responses to comments from the Area Committees (Appendix F) regarding the settlements of Lundin Links, St. Andrews, Cupar, Newburgh, Auchtermuchty, Ladybank, Tayport and East Neuk .
- In most cases the Report before us agrees with the comments put forward by the Area Committees. In addition the Report also responds to other comments on planning policies and some proposed plan changes.
- Planning Committee endorses the Local Plan strategy expressed in para 5.6 of the report.
- The Planning Committee particularly notes comments expressed by the North East Fife Area Committee relating to the boundaries of the St Andrews Strategic Land Allocation, and endorses the strong views expressed within the community of the importance of the landscape setting of St Andrews, and views to and from the historic town centre, including the higher land towards Strathkinness

The Committee further notes the substantial changes which officers have made since the NEF Area Committee, in response to the comments made by North East Fife Area Committee of May 2009 (Appendix F). These changes have resulted in a significant area of ground at Northbank, and between the Strathkinness High and Low roads, being removed from the Strategic Land Allocation, and added to the Green Belt.

The Committee notes that arising from this process some of the land shown as developable in the Development Framework may require to be protected as Green Belt or Open Space, necessitating the identification of alternative sites in the interests of landscape protection.

The Committee confirms that the final decision on the boundaries of the Green Belt will be taken only after full consideration of representations from the consultation.

At a later stage, a comprehensive masterplan for the development will be prepared with full community and stakeholder engagement.

- As a result of the sensitivity of the landscape setting of St Andrews and views to and from the historic core, the committee

**Add an Additional recommendation;**

**- Remits the Head of Development Services to produce a report, which highlights in more detail (three dimensional) which views are critical and must be protected as part of the development strategy for St Andrews. The report will also address the principles that will govern development of the subsequent St Andrews West Masterplan. The report will be brought back to the Planning Committee prior to public consultation on this Local Plan. The Committee notes that the proposals tabled by Officers, along with the results of this study, will be submitted for public consultation in October 09**