



THE ROYAL BURGH OF ST ANDREWS COMMUNITY COUNCIL

22nd July 2013

Attention: Ms. Elspeth Cook
Development Central
Enterprise, Planning and Protective Services
Fife Council
Kingdom House
Glenrothes KY7 5LY

Dear Ms. Cook,

13/01953/FULL - Erection of a student residence facility (Class 7) with associated car parking, access and landscaping

13/01954/CAC - Conservation Area Consent for the demolition of all the buildings on the site Memorial Hospital Abbey Walk St Andrews Fife KY16 9LG

The Royal Burgh of St. Andrews Community Council (StACC) wishes to lodge an OBJECTION to the above noted planning applications.

The StACC wishes to object to the proposed development for the following reasons:

1. As yet, there is no defined need for any additional student accommodation within the town of St. Andrews. While the applicant indicates that there is a possible private rental requirement for 4500 students, they make no analysis how many students are currently in rented accommodation, nor the types of the existing accommodation.
2. The St. Andrews Housing Commission is in the final stages of documenting the housing requirements of the town, and any decision about additional student accommodation should be deferred until after that report has been published.
3. The previously approved Planning Permission in Principle for 40 flats would have included at least 12 Affordable flats within the burgh. The StACC argued that all of these flats should be affordable housing for the local residents. We object to the removal of any provision of affordable housing by this inappropriate student housing application.
4. The proposed development is too high. It is higher than Adamson Court next door by at least one storey, and the houses across the Kinnessburn by at least 2, if not 3 storeys given the reduction in



the ground elevation on the south side of the Kinnessburn. Such a tall development will dominate the skyline in this area, and cause privacy issues for surrounding properties.

5. The loss of six more trees from the Central Conservation Area is unacceptable to the StACC. How many more trees will developers be allowed to destroy before the Tree Protection Order on ALL trees in the Central Conservation Area is finally enforced?
6. We note the presence of bats in the existing hospital buildings, and require that appropriate guidance on the management of these bats be put forward before any consideration of this application.
7. We also note that there is a new heronry with 3 nests on the Kinnessburn banking, next to this site. The applicant should be required to bring forward proposals for the protection of this area for the herons during any development on this site.
8. We also object to the lack of parking spaces being proposed for this development. A development of 241 student beds all with en-suite facilities is clearly being positioned for the premium end of the student population. This is exactly the type of student who will be in possession of his/her own car. The provision of 30 parking spaces for students and staff who may work at this facility is totally inadequate, and will place unacceptable burdens on the surrounding roads, when students and staff are not able to park their cars at the facility.
9. We also note that the developer is proposing 12 disabled units within the development, while we applaud such support for disabled students, we are concerned that only 3 disabled parking spaces are provided. Clearly, there will be a higher proportion of disabled students that have mobility issues and require their own transport to get around. It is unacceptable to provide 12 disabled student units, and only 3 disabled parking bays to support them.
10. We are also concerned about the access junction onto Abbey Walk. The old Memorial Hospital entrance had very poor visibility from vehicles leaving the site. With cars travelling much faster these days, changes to the junction of the site to Abbey Walk must be done to provide a safer entrance and exit for vehicular traffic. This would also benefit the St. Leonard's School entrance opposite. We propose that the developer be required to implement a "button" roundabout with appropriate re-alignment of the kerbs and appropriate signage to slow traffic at this dangerous junction.
11. We also note and commend the developer for making allowances for the historic footpath along the north side of the Kinnessburn. However, we object to the proposal that the footpath should traverse the car-park for the facility as the only way to follow the Kinnessburn. We require that a



completely separate footpath, close to the Kinnessburn and around the car-park, should be provided by the developer.

12. Finally, we question the position of the footpath in relation to the stone wall that separates this site from that of Adamson Court. We request that the developer clarifies that the footpath along the Kinnessburn will not impact any of this historic stone wall, but be situated close to the Kinnessburn, and beyond the end of the current wall.

For the above reason, we believe these planning applications should be refused in their current form.

Please acknowledge safe receipt of this letter.

Yours sincerely,



Howard Greenwell
Convener - Planning Committee
St. Andrews Community Council

cc: St. Andrews Community Council Planning Committee
Cllr. Frances Melville
Cllr. Dorothea Morrison
Cllr. Keith McCartney
Cllr. Brian Thomson