



## THE ROYAL BURGH OF ST ANDREWS COMMUNITY COUNCIL

24th April 2014

Attention: Ms. Lyndsey Murray  
Directorate for Local Government and Communities  
Scottish Government  
Area 2-H (South)  
Victoria Quay  
Edinburgh EH6 6QQ

Dear Ms. Murray,

**Reference NA-FIF-039 regarding Fife Council's 13/02583/EIA - Planning Permission in Principle for the erection of a secondary school (Class 10) with associated facilities including access, car parking/bus stance, playing fields, regrading of land and alterations to path Land To The North Of Pipeland Farm Largo Road St Andrews Fife**

The Royal Burgh of St. Andrews Community Council (hereinafter "StACC") request that Scottish Ministers determine the above mentioned planning application that has been notified to Scottish Ministers by Fife Council in accordance with Town and Country Planning (Notification Of Applications) (Scotland) Direction 2009.

The StACC regards the safe-guarding of the historical setting of St. Andrews of National and International importance, and therefore the determination of this planning application should not be done by Fife Council. The StACC also believes that there has been several examples of poor practise and inadequate decision making in Fife Council recommending this planning application for approval.

Most notably:

- The planning application is significantly contrary to the approved TayPlan. It fails to fulfil Policies 2B, 2E and 3 as well as Action Plan Item 17.
- The planning application is significantly contrary to the approved St. Andrews and East Fife Local Plans (October 2012). It proposes development within the Greenbelt breaching Guidelines in Paragraphs 18 and 75. It breaks policies E1, E15, E17, E18 and E19.
- Historic Scotland noted that St. Andrews is "... *the most important small historic burgh in Scotland.*", and this proposed development should not be allowed to impact the landscape setting of the town.
- The site at Pipeland is not the only possible location for the development of the new School, and



therefore development within the Greenbelt should not be permitted.

- The Fife Council proposal goes against the Climate Change Scotland Act 2010 in that it does nothing to reduce the greenhouse gas emissions as required by the Act.
- The access roads to the site are already noted to be operating beyond capacity by 2016, and the development of the new school in this location will make the traffic issues in the whole of the west of St. Andrews even worse.
- The proposed development does not allow for sufficient SUDS drainage facilities for the selected site, and will subject neighbouring properties to a substantial flooding risk.
- The proposed floodlight all-weather sports pitch is situated adjacent to neighbouring sheltered housing, and the associated noise and light pollution will be detrimental to the elderly residents in the sheltered housing.
- The StACC also contends that the proposed development is too close to the mobile phone masts on the adjacent hillside, and this can be detrimental to the children's health.
- The planning application is already noted as a "Bad Neighbour" to the local community hospital, and this proposed development will not only make access to the hospital harder, but it will also make expansion of the community hospital impossible in future.
- The StACC is concerned about the impact of the development and the operation of a school on the neighbouring community hospital. By building at Pipeland it is going to be detrimental to the hospital inpatients, especially those who will be directly facing the school - that is those at the hospice. Those whose end of life should be one of peace and dignity and at the very least quiet.

For all the above reasons, and many more not detailed here, we believe that this planning application should be refused at the Planning Permission in Principle stage.

Please can you acknowledge safe receipt of this letter,

Yours sincerely,

Howard Greenwell  
Convener - Planning Committee  
St. Andrews Community Council

cc: St. Andrews Community Council  
Cllr. Frances Melville  
Cllr. Dorothea Morrison



Cllr. Keith McCartney  
Cllr. Brian Thomson