



THE ROYAL BURGH OF ST ANDREWS COMMUNITY COUNCIL

24th April 2014

Attention: Mr. William Shand
Development Central
Enterprise, Planning and Protective Services
Fife Council
Kingdom House
Glenrothes KY7 5LY

Dear Mr. Shand,

14/01185/FULL - Extension and alterations to hotel to form bedrooms, restaurant and ancillary accommodation including car park

14/01187/LBC - Extension and alterations to hotel to form bedrooms, restaurant and ancillary accommodation including car park

Rusacks Marine Hotel Pilmour Links St Andrews Fife KY16 9JQ

The Royal Burgh of St. Andrews Community Council (hereinafter "StACC") is registering an OBJECTION to the above planning applications for the following reasons:

1. The proposed development is too large in comparison to the surrounding properties. It will completely dominate the other properties on Granny Clark's Wynd, The Links, and Gibson Place. The privacy of the recently refurbished property on the corner of Pilmour Links and Granny Clark's Wynd will be severely compromised by the additional rooms proposed to be added to the hotel.
2. The proposed roof finish and materials (zinc cladding) are not in keeping with the surrounding buildings. The whole area is finished in Natural Sandstone and Scottish Slate, and there is no reason why any proposal by the hotel should not follow the tradition of the surrounding buildings.
3. The use of aluminium windows is not acceptable in the St. Andrews Conservation Area. All windows proposed for any development must be traditional timber framed sash and case windows to match the existing hotel. We note that the applicant does propose timber windows for 16 and 17 Pilmour Links.
4. The StACC believes the proposed development is too uniform in relation to the surrounding buildings. Such a development does not reflect the character of The Links as viewed from the Old Course and the R&A Clubhouse.



5. The StACC is also very concerned about the lack of parking being proposed for this development. It appears that an additional 43 rooms are being proposed for the hotel, with absolutely no increase in the area currently allocated for parking of cars. Even with the applicant's introduction of a valet parking system that increases the number of cars that can be accommodated from 19 to 31, the StACC contends that the lack of parking space will place even more pressure on the already stretched parking conditions with this area of St. Andrews.

For the above reasons, the Royal Burgh of St. Andrews Community Council objects to this development proceeding in its 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