



## 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,

**14/01157/FULL - Change of use of existing student accommodation building to Class 4 Business including removal of entrance porch and formation of two storey class 4 business centre and alteration and widening of existing access onto Abbey Walk and formation of vehicular access onto The Avenue  
1 St Leonards Lodge St Leonards School Abbey Walk St Andrews Fife KY16 9LB**

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

The StACC OBJECTS to the use of very inappropriate materials in the construction of the new building to the rear of St. Leonards Lodge. In particular we object to the following:

1. The general construction of the building should not be rendered, it should be finished in stone to match the existing stonework of St. Leonards Lodge.
2. uPVC windows should not be allowed in the new building. All windows in this extension should be constructed as wooden windows in a style to match St. Leonards Lodge, and as required by any building within the outstanding St. Andrews Conservation Area.

The StACC also objects to the widening of the entrance into St. Leonards Lodge from Abbey Walk. The StACC believes that this entrance should not be used by vehicles at all.

The Abbey Walk entrance to the business centre should be converted into a pedestrian only entrance by means of a post to prevent vehicles entering. We believe that the vehicle exit proposed by the developer should be moved further into the Avenue, away from the junction of the Avenue with Abbey Walk. This side entrance should be positioned between trees 444 and 442, directly opposite the new proposed entrance to the building, and it should be for two way traffic entering and leaving the business centre. The



distance between these two trees would avoid any need for remedial work on the surrounding trees on the avenue.

Finally, the StACC objects to the lack of parking provided for these business premises. The StACC calculates that these offices could support 50 to 60 people working at the businesses in these two office blocks. With only 20 spaces provided on site, there will be a significant shortage of parking spaces for staff. It is also unacceptable that the route onto the avenue forces traffic to turn right onto Abbey Walk. Staff failing to find parking in this facility should be able to park on the wider Abbey Park site, and not be directed onto surrounding roads that area already overcrowded by staff from St. Leonards School and other town centre businesses that already park in these streets.

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