



THE ROYAL BURGH OF ST ANDREWS COMMUNITY COUNCIL

28th August 2014

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

Dear Mr. Shand,

**14/02756/FULL - Construction of visitor centre incorporating toilets, cafe, shop and office and construction of toilet block, biomass plant room, 5No. vertical axis wind turbines (15m in height), seating and accessible boardwalk
West Sands West Sands Road St Andrews Fife KY16 9XL**

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

While the StACC welcomes the concept of a visitor centre at the West Sands, the StACC OBJECTS to the following aspects of the proposal as detailed in the planning application:

1. The StACC OBJECTS to the proposal including 5 Wind Turbines in this sensitive area. It is unacceptable to have wind turbines in the area of outstanding beauty, especially when the heating and lighting requirements of the centre will be more than adequately managed by the biomass plant which will have solar panels that is part of the proposal. The possibility of glare and flicker from the blades that could affect beach users and golfers is not acceptable.
2. The StACC also OBJECTS to the inclusion of in-street and under-bench lighting in this proposal. Such lighting is incompatible with any wildlife nesting in the dunes or other areas around the West Sands. Such lighting would be more used by late night/early morning parties, which we believe is would be inappropriate in this area.
3. The StACC also OBJECTS to the parking arrangements, or lack of parking arrangements around the proposed Visitor Centre. The area to the north west of the centre is taken up by the seating and biomass plant, meaning there is no parking for some 50 to 100 metres to the north of the building. While due south east of the building is the bus turning circle, which is already regularly filled with parked cars. The bus turning circle needs to be kept clear for the many visiting coaches, which



frequently fill all 11 bus parking spaces. Even today there are frequent times when coaches are unable to turn in this space. The StACC recommends that the applicant be required to propose better parking arrangements for an expected number of visitors cars to be accommodated close to the building.

In addition to our main OBJECTIONS above, the StACC also has concerns about the following aspects of the planning application:

1. While the design of the building is very contemporary, the StACC questions the use of stainless steel finish. Will the materials withstand the effect of the winter storms in such an exposed area? Will the building begin to rust very quickly? Could the building not be designed to use a Sedum roof, like the Morris Building?
2. Does the building need to be more than 1 storey in height? The StACC questions the need to raise the building much higher than the dunes. An internal exhibition space can be accommodated on the ground floor, and a raised external viewing platform could be built to match the platform at the Outhead.
3. The StACC questions the number of vehicles that will be necessary to deliver materials to the biomass plant, and also questions the shape and size of the parking area provided beside the plant. Again this is a very sensitive ecological area, and the StACC believes that it is inappropriate to site the Biomass plant so close to the dunes.

We therefore request that this application is rejected in its current form.

Please acknowledge safe receipt of this letter.

Yours sincerely,

Howard Greenwell
Chair
St. Andrews Community Council

cc: St. Andrews Community Council Planning Committee
Cllr. Frances Melville



Cllr. Dorothea Morrison
Cllr. Keith McCartney
Cllr. Brian Thomson