

**16 FLATS AT POLICE STATION, NORTH STREET - ED**

Penny Uprichard [altocontralto@btinternet.com]

**Sent:** 12 May 2015 18:17**To:** Development Central**Cc:** classicfm10@btinternet.com; Cllr.Keith McCartney

Dear Sir,

15/01197/FULL and 15/02298/CAC - ERECTION OF  
16 NEW FLATTED APARTMENTS AND DEMOLITION  
OF POLICE STATION

The STACC Planning Committee wishes to lodge an OBJECTION to these applications.

- 1) The previous applications were lodged in 2013 and came to committee in August 2014, when they were refused. The decision was appealed, and following a site visit in February 2015 a Scottish Government Reporter upheld the refusal.. The site is owned by Fife Council. Seven weeks after the Reporter's decision the developer (Mrs. Wagner) lodged the current applications, which were accepted by Fife Council.
- 2) As Fife Council is both site owner and decision-maker in this matter, the STACC Planning Committee considers that it has a conflict of interest.
- 3) The Committee also considers that it was inappropriate to accept the present applications so soon after refusal, when Fife Council has the power to decline them. We believe that the Council should be setting the standard in refusing repeat applications, and in respecting the decisions of Reporters for a reasonable period after refusal. The amount of work caused to residents and voluntary bodies who wish to participate in planning matters of this sort is enormous. Community Councils have very limited funds and no way of getting help or advice on applications and appeals. The cost of downloading the huge amount of papers involved in current planning is simply devolved onto individual members of such bodies.
- 4) When the previous applications were refused by a DPEA Reporter, she said (para. 4 of her decision on CAC-250-2000) that she agreed 'with Historic Scotland and objectors that it makes a contribution to the character and appearance of the conservation area'. The statement from the developer's agent is less generous, saying that 'It is of limited importance in itself and to the character & appearance of the conservation area'. The statement also says that 'The rear of the building, associated outbuildings & neglected tarred parking area are unattractive in appearance being utilitarian. The rear elevation is universally rendered in an unattractive cement render. Given the location & visibility of the rear elevation it is clear that it detracts from the character of the area'. We agree with these comments, borne out by the picture of the 'Rear Façade Looking North'. But the site is owned by Fife Council, and it seems that it has been neglected and allowed to deteriorate into its present state. It is not the fault of the building that it 'detracts from the character of the area'.
- 5) It seems likely that the provision of parking spaces will still not be adequate for the proposed 16 flats. The former police station parking spaces will presumably be returned to public use, and will not be reserved for the new building. The developer's statement says that 'There will be less traffic generated by the new use than the former police station & what traffic there is will have peak usage limited to the morning and evening'. This is a very definite statement, and we question whether it is justified.

Yours faithfully,  
P. M. Uprichard  
For the STACC Planning Committee