



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 9/5/2022 - 10/2/2022

Fife Council
Enterprise, Planning and Protective Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

1 **Application No:** 22/02668/FULL **Date Decision Issued:** 13/09/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Extension to outbuilding of dwellinghouse to form ancillary living accommodation.

Location: Adamy House 626 Wellesley Road Methil Leven Fife KY8 3PF

Applicant: Mr Darin Law Adamy House 626 Wellesley Road Methil Leven Fife KY8 3PF

Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

2 **Application No:** 22/02295/FULL **Date Decision Issued:** 16/09/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Formation of hardstanding and vehicular access to dwellinghouse

Location: 141 Simon Crescent Methilhill Leven Fife KY8 2DT

Applicant: Mr Steven O'Donnell 141 Simon Crescent Methilhill Leven KY8 2DT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed driveway, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
2. Prior to the first use of the proposed driveway, the minimum depth of the driveway from the heel of the public footway shall be 6 metres along the whole of its 5 metre width. FOR THE AVOIDANCE OF DOUBT, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the first use of the proposed driveway, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

3 **Application No:** 22/02066/FULL **Date Decision Issued:** 20/09/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Conservatory extension to side and erection of summer house to rear of dwellinghouse

Location: 12 Colinswell Road Burntisland Fife KY3 0HR

Applicant: Mr Kenneth Robinson 12 Colinswell Road Burntisland Fife KY3 0HR

Agent: George Gibson Wunsun 3A Manse Lane Burntisland Scotland KY3 0BJ

Application Permitted - no conditions

4 **Application No:** 22/01524/FULL **Date Decision Issued:** 23/09/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: External alterations including installation of new extractor system

Location: 18 Links Place Burntisland Fife KY3 9DY

Applicant: Mr Billy White Links Fish and Chip Shop 18 Links Place Burntisland Scotland KY3 9DY

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

Application Permitted - no conditions

5 **Application No:** 22/02395/LBC **Date Decision Issued:** 26/09/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for installation of replacement windows to front and side of flat

Location: 25 High Street Kinghorn Burntisland Fife KY3 9UW

Applicant: Mr James Wheare 25 High Street Kinghorn KY3 9UW

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall have a gap of no thicker than 12mm combined glass and cap, glazing putty should be used not wooden beading and spacer bars should be white not metallic

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.

6 **Application No:** 22/02257/FULL **Date Decision Issued:** 28/09/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of Replacement Windows

Location: 25 High Street Kinghorn Burntisland Fife KY3 9UW

Applicant: Mr James Wheare 25 High Street Kinghorn KY3 9UW

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted - no conditions

7 **Application No:** 22/02373/FULL **Date Decision Issued:** 06/09/2022

Ward: Cowdenbeath

Proposal: Replacement of single storey extension and decking to rear of dwellinghouse

Location: 16 South Knowe Crossgates Cowdenbeath Fife KY4 8AW

Applicant: Mr & Mrs . Hannah 16 South Knowe Crossgates Cowdenbeath Fife KY4 8AW

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted - no conditions

8 **Application No:** 22/02496/FULL **Date Decision Issued:** 06/09/2022

Ward: Cowdenbeath

Proposal: Dormer extension to rear of dwellinghouse

Location: 47 Springhill Brae Crossgates Cowdenbeath Fife KY4 8BQ

Applicant: Mr C Ross 47 Springhill Brae Crossgates Cowdenbeath Fife KY4 8BQ

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

9 **Application No:** 22/02553/FULL **Date Decision Issued:** 06/09/2022

Ward: Cowdenbeath

Proposal: Single storey extension to front of dwellinghouse

Location: 11 Glenfield Avenue Cowdenbeath Fife KY4 9EN

Applicant: Mrs Mandy O'reilly 11 Glenfield Avenue Cowdenbeath Fife KY4 9EN

Agent: NEIL WISHART 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

Application Permitted - no conditions

10 **Application No:** 22/02726/ADV

Date Decision Issued: 06/09/2022

Ward: Cowdenbeath

Proposal: Display of non-illuminated vinyl fascia signs

Location: Aldi Stores Ltd 167 Stenhouse Street Cowdenbeath Fife KY4 9DG

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

Agent: Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland
EH3 8JB

Application Permitted - no conditions

11 **Application No:** 22/02481/FULL **Date Decision Issued:** 09/09/2022

Ward: Cowdenbeath

Proposal: Alterations and extension to dwellinghouse

Location: Park House Manse Road Crossgates Cowdenbeath Fife KY4 8DB

Applicant: Mrs Claire Duncan Park House Manse Road Crossgates United Kingdom KY4 8DB

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

12 **Application No:** 22/02731/FULL

Date Decision Issued: 16/09/2022

Ward: Cowdenbeath

Proposal: Porch extension to front of dwellinghouse with associated stairs.

Location: 123 Droverhall Avenue Crossgates Cowdenbeath Fife KY4 8BW

Applicant: Ms Diane Stewart 123 Droverhall Avenue Crossgates Scotland KY4 8BW

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

13 **Application No:** 22/02355/FULL **Date Decision Issued:** 23/09/2022

Ward: Cowdenbeath

Proposal: Formation of spectator's terrace

Location: Kelty Hearts Football Club New Central Park Bath Street Kelty Fife KY4 0AG

Applicant: Mr Dean McKenzie 15 Middleton Park Kelty United Kingdom KY4 0GZ

Agent: Stuart Hannah Liberty Centre Pitreavie Way Dunfermline UK KY11 8QS

Application Permitted - no conditions

14 **Application No:** 22/01009/FULL **Date Decision Issued:** 27/09/2022

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse

Location: 78 Limepark Crescent Kelty Fife KY4 0FH

Applicant: Mr Thompson 78 Limepark Crescent Kelty UK KY4 0FH

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Class 3 shall be undertaken without the express prior consent of this Planning Authority.

Reason(s):

1. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the special character of the layout and the need to prevent uncontrolled site coverage.

15 **Application No:** 22/02335/CLP

Date Decision Issued: 05/09/2022

Ward: Cupar

Proposal: Certificate of lawfulness (proposed) for single storey extension and associated decking

Location: 19 Landale Gardens Cupar Fife KY15 4UE

Applicant: Mr & Mrs Schmitz 19 Landale Gardens Cupar Fife KY15 4UE

Agent: Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

16 **Application No:** 22/02110/FULL

Date Decision Issued: 06/09/2022

Ward: Cupar

Proposal: Alterations and extensions to dwellinghouse

Location: Ailnach Old Mill Road Craigrothie Cupar Fife KY15 5PZ

Applicant: Mrs Alice Simpson Ailnach Old Mill Road Craigrothie Cupar Fife KY15 5PZ

Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted - no conditions

Ward: Cupar**Proposal:** Change of use from car mechanics workshop to erection of 5no. dwelling houses (Demolition of existing dwelling)**Location:** The Kame Kame Montrave Kennoway Cupar Fife KY15 5PN**Applicant:** Montrave Homes Ltd 9 Dean Park Brae Kirkcaldy Scotland KY2 6GA**Agent:** Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The proposed acoustic fence as specified on plan NO.03B shall be positioned on site as per Plan 03B BEFORE THE FIRST DWELLINGHOUSE IS OCCUPIED and maintained in perpetuity unless otherwise agreed in writing with Fife Council as Planning Authority. Details of the fencing including design, finish and specification shall be submitted to, and thereafter approved in writing by, Fife Council as Planning Authority.
2. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, details of the boundary treatments and landscaping as per Plan 03B shall be submitted to, and thereafter approved in writing by, Fife Council as Planning Authority. For the avoidance of doubt the hedge planting proposed on the southern boundary shall be a form of species rich native hedgerow. Thereafter, the planting shall be implemented in the first planting season following the completion of the development.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

All land contamination reports shall be prepared in accordance with CLR 11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.

4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 3. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

5. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall

cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

6. Prior to occupation of the first dwellinghouse, visibility splays of 3m x 210m shall be provided to the North and to the South at the junction of the vehicular crossing and the A916 classified public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
7. Prior to the occupation of the first dwellinghouse, the first three metre length of the vehicular access driveway to the rear of the A916 public road shall be constructed in a paved material (not concrete slabs).
8. Prior to occupation of the first dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
9. Prior to the occupation of each of the proposed dwellinghouses, off street parking and turning shall be provided for each dwellinghouse as shown on the House Type Floor and Elevations Plans and on Drawing No.3B.
10. Prior to the occupation of the first dwellinghouse, there shall be provided within the site, parking spaces for visitors within laybys and/or off-street parking areas, in accordance with the current Parking Standard contained within the Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development.
11. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off street parking space.
12. Prior to the occupation of the first dwellinghouse, the existing bus stop area on the Southbound side of the A916 public road shall be upgraded with the construction of a hardstanding area to replace the grass verge and on the Northbound side of the A916 public road, a hardstanding area and bus stop pole and sign shall be provided at developer cost. The final positions and detail of bus stops and hardstanding areas to be submitted for the prior written approval of Fife Council as Planning Authority.
13. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of safeguarding residential amenity.
2. In the interests of visual amenity and enhancing biodiversity.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

8. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of road safety; to ensure the provision of adequate off-street parking and turning facilities exist within the development site.
10. In the interest of road safety; to ensure the provision of adequate visitor parking facilities.
11. In the interest of road safety; to ensure the provision of adequate off street parking.
12. In the interest of road safety; to improve access to public transport and pedestrian safety in the area.
13. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

18 **Application No:** 22/01932/FULL **Date Decision Issued:** 09/09/2022

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Millbank Cupar Fife KY15 5DW

Applicant: Mrs M. Miller 4 Millbank Cupar Fife KY15 5DW

Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil
Leven Fife KY8 3RS

Application Permitted - no conditions

19 **Application No:** 22/02303/FULL

Date Decision Issued: 15/09/2022

Ward: Cupar

Proposal: Erection of outbuilding (part retrospective) to dwellinghouse

Location: 22 Well Street Cupar Fife United Kingdom KY15 4AX

Applicant: Mr & Mrs Jim Bowie 22 Well Street Cupar Fife United Kingdom KY15 4AX

Agent: Derek Grubb 317 Rona Place Glenrothes United Kingdom KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the outbuilding hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the outbuilding shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

20 **Application No:** 22/02725/ADV

Date Decision Issued: 23/09/2022

Ward: Cupar

Proposal: Display of non-illuminated vinyl fascia signs.

Location: Aldi Stores Ltd South Road Cupar Fife KY15 5JF

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

Agent: Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland
EH3 8JB

Application Permitted - no conditions

21 **Application No:** 22/01016/LBC

Date Decision Issued: 26/09/2022

Ward: Cupar

Proposal: External alterations to staircase including installation of replacement balustrades and handrails

Location: Cupar Railway Station Station Road Cupar Fife KY15 5HX

Applicant: Network Rail George House 36 North Hanover Street Glasgow United Kingdom G1 2AD

Agent: Emma Hunter Studio 1, Doges, Templeton on the Green 62 Templeton Street Glasgow United Kingdom G40 1DA

Application Permitted - no conditions

22 **Application No:** 22/02502/FULL

Date Decision Issued: 29/09/2022

Ward: Cupar

Proposal: Erection of outbuilding containing a hydrotherapy tank.

Location: The Beeches Blebocraigs Cupar Fife KY15 5UQ

Applicant: Mr Stuart Jacob The Beeches Blebocraigs Cupar Fife KY15 5UQ

Agent: Stuart Hannah Liberty Centre Pitreavie Way Dunfermline United Kingdom
KY11 8QS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from the hydrotherapy tank.

23 **Application No:** 22/00906/FULL

Date Decision Issued: 07/09/2022

Ward: Dunfermline Central

Proposal: Extension to external balcony

Location: City Hotel 18 Bridge Street Dunfermline Fife KY12 8DA

Applicant: Mr Scott Adamson City Hotel 18-20 Bridge Street Dunfermline uk KY12 8DL

Agent: James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.

24 **Application No:** 22/01523/LBC

Date Decision Issued: 07/09/2022

Ward: Dunfermline Central

Proposal: Listed building consent for internal and external alterations

Location: Upper Flat Commercial Inn 13 Douglas Street Dunfermline Fife KY12 7EB

Applicant: Mr John Friel Upper Flat Commercial Inn 13 Douglas Street Dunfermline Fife KY12 7EB

Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK KY10 3tj

Application Permitted - no conditions

25 **Application No:** 22/02317/ADV

Date Decision Issued: 07/09/2022

Ward: Dunfermline Central

Proposal: Advertisement consent for the installation of two internally illuminated window tablet signs and one internally illuminated fascia sign

Location: 25 East Port Dunfermline Fife KY12 7JL

Applicant: Mr Andrew McFadyen Henry Duncan House 120 George Street Edinburgh Scotland Eh2 4LH

Agent: Alistair Hawkins 32A Drummond Place Edinburgh United Kingdom EH3 6PW

Application Permitted - no conditions

26 **Application No:** 22/02348/FULL **Date Decision Issued:** 23/09/2022

Ward: Dunfermline Central

Proposal: Single storey extension to side of dwellinghouse.

Location: 44 Garvock Terrace Dunfermline Fife KY12 7UA

Applicant: Mr & Mrs S Steedman 44 Garvock Terrace Dunfermline Fife KY12 7UA

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

27 **Application No:** 22/02636/LBC

Date Decision Issued: 23/09/2022

Ward: Dunfermline Central

Proposal: Listed building consent for installation of security and fireproofing measures

Location: The Glen Pavilion Pittencrieff Park Dunfermline Fife KY12 8QH

Applicant: Fife Council Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Agent: Nicola Pereira Bankhead Central 1 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

28 **Application No:** 22/02678/FULL **Date Decision Issued:** 27/09/2022

Ward: Dunfermline Central

Proposal: Single storey extension to the side of dwellinghouse.

Location: 11 Gordon Terrace Dunfermline Fife KY11 3BH

Applicant: One Valley Housing Association 114-116, Station Road Cardenden, Lochgelly
Scotland KY5 0BW

Agent: Jennifer Rooney Centrum Building 38 Queen Street Glasgow Scotland G1
3DX

Application Permitted - no conditions

29 **Application No:** 22/02750/FULL **Date Decision Issued:** 27/09/2022

Ward: Dunfermline Central

Proposal: Installation of dormer extension to rear of flatted dwelling

Location: 96 Dewar Street Dunfermline Fife KY12 8AA

Applicant: Mr & Mrs S Amos 96 Dewar Street Dunfermline Fife KY12 8AA

Agent: Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

Application Permitted - no conditions

30 **Application No:** 21/01846/FULL

Date Decision Issued: 29/09/2022

Ward: Dunfermline Central

Proposal: Erection of dwellinghouse and carport with associated access and landscaping works

Location: Land North Of The Steading Lundin Road Crossford Fife

Applicant: Mr & Mrs Dan Lyth Site North of the Steadings 0 Lundin Road Backmuir of Pitfirrane Crossford United Kingdom KY12 8QR

Agent: Duncan Henderson 43 Argyll Street Dunoon Argyll PA23 7HG

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a dwellinghouse in this location is not considered justified as the application site lies outwith any defined settlement boundary or defined dwelling cluster in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of the Adopted FIFEplan - Fife Local Development Plan (2017).
2. In the interests of road safety, the formation of a new access for the proposed dwellinghouse would result in a new access with sub-standard visibility splays in both directions to the detriment of road safety. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

31 **Application No:** 22/02503/FULL **Date Decision Issued:** 06/09/2022

Ward: Dunfermline North

Proposal: Erection of domestic outbuilding within curtilage of dwellinghouse

Location: 12 Hawthorn Park Dunfermline Fife KY12 0DY

Applicant: Mrs Carla Rodrigues 12 Hawthorn Park Dunfermline Fife KY12 0DY

Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted - no conditions

32 **Application No:** 22/02441/FULL

Date Decision Issued: 09/09/2022

Ward: Dunfermline North

Proposal: Erection of one and a half storey extension to side of dwellinghouse (amendment to 21/00797/FULL).

Location: 24 Main Street Kingseat Dunfermline Fife KY12 0TH

Applicant: Mr Ross Sharp 24 Main Street Kingseat Dunfermline Fife KY12 0TH

Agent: Calum McDonald Linburn House 19 Afton Grove Dunfermline Scotland KY11 4LE

Application Permitted - no conditions

33 **Application No:** 22/02676/FULL **Date Decision Issued:** 21/09/2022

Ward: Dunfermline North

Proposal: External alterations to pharmacy

Location: 6 Alderston Drive Dunfermline Fife KY12 0XU

Applicant: Lindsay And Gilmour Pharmacy 6 Alderston Drive Dumfermline United Kingdom KY12 0XU

Agent: Marc Hislop 6 Fauldhouse Road Longridge Bathgate Scotland EH47 8AQ

Application Permitted - no conditions

34 **Application No:** 22/02675/ADV

Date Decision Issued: 23/09/2022

Ward: Dunfermline North

Proposal: Display of internally illuminated fascia sign

Location: 6 Alderston Drive Dunfermline Fife KY12 0XU

Applicant: Lindsay And Gilmour Pharmacy 6 Alderston Drive Dunfermline Fife KY12 0XU

Agent: Marc Hislop 6 Fauldhouse Road Longridge Bathgate Scotland EH47 8AQ

Application Permitted - no conditions

35 **Application No:** 22/02601/FULL

Date Decision Issued: 29/09/2022

Ward: Dunfermline North

Proposal: Demolition and erection of two storey extension to the rear of dwellinghouse.

Location: 8 Albany Street Dunfermline Fife KY12 0RA

Applicant: Mr M Beveridge 8 Albany Street Dunfermline United Kingdom KY12 0RA

Agent: NL Architects Suite 110, Castle House 1 Baker Street Stirling United Kingdom
FK8 1AL

Application Permitted - no conditions

Ward: Dunfermline South**Proposal:** Erection of 6 nos. dwellinghouses (Class 9) and associated development**Location:** Land Adjacent To Castle Brae And South Castle Drive Dunfermline Fife**Applicant:** Maplewood Developments (Scotland) Ltd Craighton Farm Rumbling Bridge
Kinross United Kingdom KY13 0QF**Agent:** Stuart Shand Studio One Crook of Devon Kinross UK KY13 0UL**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

3. BEFORE THE FIRST OCCUPATION OF EACH DWELLINGHOUSE HEREBY APPROVED, a rear pedestrian access between it and the rear parking area shall have been provided in accordance with details which shall have been submitted to and approved in writing by the planning authority BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, these accesses thereafter retained for the lifetime of the development.
4. BEFORE THE FIRST OCCUPATION OF ANY OF THE DWELLINGHOUSES HEREBY APPROVED, the construction of the vehicular crossings of the footway/verge shall have been carried out in accordance with the current Making Fife's Places Appendix G.
5. BEFORE THE FIRST OCCUPATION OF ANY OF THE DWELLINGHOUSES HEREBY APPROVED, the looped private access driveway shall have been constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
6. BEFORE THE FIRST OCCUPATION OF ANY OF THE DWELLINGHOUSES HEREBY APPROVED, visibility splays 2m x 43m shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular accesses and the public road, in accordance with the current Fife Council Transportation Development Guidelines. These visibility splays shall be retained throughout the lifetime of the development.
7. BEFORE THE FIRST OCCUPATION OF EACH DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the curtilage of each dwellinghouse three parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown in Drawing No. 10B. The parking spaces shall be retained for the lifetime of the development.
8. BEFORE ANY WORKS COMMENCE ON SITE, full details of adequate wheel cleaning facilities shall have been submitted to and approved in writing by the planning authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles onto the public road.

9. The tree protection measures in the details hereby approved shall be implemented in full as part of the works on site.
10. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
11. All trees existing on the site at the date of this decision shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise provided for in the details hereby approved or agreed in writing by the planning authority.
12. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of remains any on the site.
2. To ensure all contamination within the site is dealt with.
3. In the interests of road safety; to ensure the provision of off-street parking facilities which are attractive to use.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
7. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
9. In order to ensure that no damage is caused to the existing trees during and before development operations.
10. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
11. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works.
12. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

37 **Application No:** 22/03063/CLP

Date Decision Issued: 09/09/2022

Ward: Dunfermline South

Proposal: Removal of garage door and infill with the installation of replacement window.

Location: 8 Dovecot Way Dunfermline Fife KY11 8SX

Applicant: Mr and Mrs W Braes 8 Dovecot Way Dunfermline Scotland KY11 8SX

Agent: Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

Application Permitted - no conditions

Ward: Dunfermline South

Proposal: Planning permission in principle for residential development (Section 42 application for the development the subject of planning permission in principle 18/02023/PPP without complying with Condition 1(d))

Location: The Farmhouse Masterton Masterton Road Dunfermline Fife KY11 8QJ

Applicant: Mrs Linda Tinson The Farmhouse Masterton Masterton Road Dunfermline Fife KY11 8QJ

Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland United Kingdom KY3 9HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application for approval required by conditions shall be submitted for the written permission of this planning authority, together with the requisite detailed plans which shall include:-

(a) A location plan of all the site to be developed to a scale of not less than 1:1250, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;

(b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences, details of proposed landscape treatment and the phasing of development;

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally on walls and roofs, together with details of the proposed method of drainage including a scheme detailing the sustainable drainage (SUDS) surface water treatment along with design/check calculations and design and check certificates (as contained within Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022));

(d) A Section 75 agreement to be entered into by Fife Council and the relevant interested parties ensuring the provision of developer contributions for affordable housing, education, strategic transport intervention measures and play provision. FOR THE AVOIDANCE OF DOUBT, the signing of a Section 75 agreement will be required before any approval required by conditions application is submitted. The Section 75 agreement shall include details of the following:

- An education contribution towards the costs of mitigation across Dunfermline secondary schools, shared across all non-exempt housing development across the catchment area in accordance with the Fife Council Planning Obligations Framework Supplementary Guidance 2017, to be index linked against Building Cost Information Service (BCIS) standards.

- A strategic transport intervention contribution of £5332 per each dwelling located on the greenfield part of the application site.

- An on-site affordable housing provision of 25% of the total numbers of residential units proposed with the density of the affordable housing element equating to approximately 30 units per hectare. These units shall be either delivered by:

a) The transfer of land to Fife Council or a housing association; or

b) The developer building the units themselves for Fife Council or a housing association.

If the funding for such units is not available then alternative unsubsidised affordable units may be provided in agreement with Fife Council as per Fife Council Affordable Housing Supplementary Guidance - September 2018.

Further details regarding these matters shall also be included within any subsequent Section 75 agreement.

(e) A comprehensive design statement addressing form, materials, landscape fit and orientation shall be

submitted by a qualified architect or landscape architect in support of the dwelling designs;

(f) A supporting statement illustrating the developments' compliance with Making Fife's Places Planning Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure, open space and natural heritage and biodiversity enhancement;

(g) A sustainable building statement and full details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);

(h) A bat survey, carried out within 18 months of any future approval required by conditions application, including details of any required mitigation measures as per the Bat Conservation Trust guidelines;

(i) Detailed drawings illustrating the developments' compliance with Fife Councils Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;

(j) A programme of archaeological works in accordance with a detailed written scheme of investigation;

(k) Details of adequate wheel cleaning facilities. Any approved wheel cleaning facilities shall then be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles onto the public roads;

(l) Detailed drawings that show any proposed garages having minimum internal dimensions of 7m x 3m (otherwise they will be classed as storage only) and which shall either be located 0.5 metres or over six metres from the road boundary all in accordance with the current Fife Council Transportation Development Guidelines; and

(m) A detailed plan to a scale of not less than 1:500 showing the greenfield and brownfield portion of the application site.

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.

2. For subsection (4) of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), the period of 2 years referred to in that subsection shall run instead from 31 March 2023.
3. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines and the SCOTS National Roads Development Guide. As part of these works, Masterton Road shall be upgraded between the site frontage and its junction with Skylark Road including the provision of kerbs, a minimum carriageway width of 5.5 metres, the provision of a 2 metre wide footway on the west side of the road and suitable carriageway patching/resurfacing, etc.
4. All roads and associated works serving the development shall be designed in accordance with the current Fife Council Transportation Development Guidelines and the SCOTS National Roads Development Guide.
5. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; a 2 metre wide footway shall be provided along the total Masterton Road frontage of the site in accordance with the current Fife Council Transportation Development Guidelines (August 2018 - Appendix G) and the SCOTS National Roads Development Guide. The northern end of the footway shall tie in with the proposed footway on the opposite side of Masterton Road (13/00409/FULL).
6. PRIOR TO THE OCCUPATION OF EACH DWELLING; all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
7. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
8. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; visibility splays shall be provided and maintained clear of all obstructions above the adjacent road channel levels at all junctions of roads, all in accordance with

the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained throughout the lifetime of the development.

9. BEFORE THE OCCUPATION OF THE FIRST DWELLING, details including plans showing the phasing of off-street parking on the site shall have been submitted for approval in writing by the planning authority. These shall show off-street parking being provided in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development.
10. PRIOR TO THE OCCUPATION OF EACH ASSOCIATED DWELLING, "Private Access" name plates shall be erected at the junction of the shared private access and the public road.

Reason(s):

1. To comply with Section 59 of The Town and Country Planning (Scotland) Act 1997 (as amended).
2. To avoid development beyond the timeframes provided for by planning permission in principle 18/02023/PPP; in the interests of avoiding uncertainty about development in the area.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
8. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
9. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
10. In the interests of road safety; to ensure any entrance to a shared private access is clearly defined.

Ward: East Neuk And Landward

Proposal: Erection of ancillary accommodation to dwellinghouse

Location: Gardeners House Ovenstone Pittenweem Anstruther Fife KY10 2RR

Applicant: Mrs Anne Reijnierse Gardeners House Ovenstone Pittenweem Anstruther Fife KY10 2RR

Agent: Roger Chard Gardeners House Ovenstone Anstruther United Kingdom KY10 2RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local Planning Authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local Planning Authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local Planning Authority or (b) the local Planning Authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local Planning Authority. Unless otherwise agreed in writing with the local Planning Authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local Planning Authority.

2. FOR THE AVOIDANCE OF DOUBT, the ancillary accommodation building hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

40 **Application No:** 22/01988/FULL **Date Decision Issued:** 07/09/2022

Ward: East Neuk And Landward

Proposal: Erection of single detached garage

Location: Land South West Of The Manse Newark St Monans Fife

Applicant: Lochay Homes Ltd. 28 Stafford Street Edinburgh Scotland EH3 7BD

Agent: Jay Skinner 76 George Street Edinburgh Scotland EH23BU

Application Permitted - no conditions

41 **Application No:** 22/02026/FULL **Date Decision Issued:** 06/09/2022

Ward: East Neuk And Landward

Proposal: Single storey extensions to sides of dwellinghouse

Location: Lambieletham Crossing Lambieletham St Andrews Fife KY16 8NP

Applicant: Dr. + Dr. Alistair + Linda Rider + Goddard Lambieletham Crossing
Lambieletham St Andrews Fife KY16 8NP

Agent: James Carefoot Ploughman's Cottage Fungarth Dunkeld Scotland PH8 0ES

Application Permitted - no conditions

42 **Application No:** 22/01625/FULL

Date Decision Issued: 07/09/2022

Ward: East Neuk And Landward

Proposal: Erection of domestic outbuilding and installation of replacement windows to dwellinghouse

Location: 23 High Street Crail Anstruther Fife KY10 3TB

Applicant: Dr Dawn Hollis 23 High Street Crail Anstruther Fife KY10 3TB

Agent:

Application Permitted - no conditions

43 **Application No:** 22/01626/LBC

Date Decision Issued: 07/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows to dwellinghouse and erection of an outbuilding within the rear garden

Location: 23 High Street Crail Anstruther Fife KY10 3TB

Applicant: Dr Dawn Hollis 23 High Street Crail Anstruther Fife KY10 3TB

Agent:

Application Permitted - no conditions

44 **Application No:** 22/02976/CLP

Date Decision Issued: 07/09/2022

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for external alterations including, installation of rooflights, formation of window opening, alterations to windows/doors and replacement roof tiles

Location: 19 Milton Place Pittenweem Anstruther Fife KY10 2LS

Applicant: Mr & Mrs . Whitcher Anchoria 19 Milton Place Pittenweem Anstruther, Fife Scotland KY10 2LS

Agent: JON FRULLANI 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted - no conditions

45 **Application No:** 22/00491/ADV

Date Decision Issued: 08/09/2022

Ward: East Neuk And Landward

Proposal: Display of 2 no. non illuminated freestanding hoarding signs

Location: Stewarts Resort Cameron St Andrews Fife KY16 8PE

Applicant: Mr Dan Wharton Stewarts Resort Cameron ST. ANDREWS United Kingdom
KY16 9BE

Agent:

Application Withdrawn

46 **Application No:** 22/01599/FULL **Date Decision Issued:** 09/09/2022

Ward: East Neuk And Landward

Proposal: Change of use from hot food take-away (Sui Generis) to residential use to form additional accomodation to 38 High Street

Location: 1 Rankeillor Street Elie Leven Fife KY9 1DJ

Applicant: Mr Peter Blackhall 1 Rankeillor Street Elie Leven United Kingdom KY9 1DJ

Agent: Colin Simpson Creewood 11A Bank Street Elie Fife KY9 1BW

Application Permitted - no conditions

47 **Application No:** 22/01982/FULL

Date Decision Issued: 09/09/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to rear of dwellinghouse and erection of double domestic garage

Location: 5 West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr Jonathan Turner 5 West Green Crail Anstruther Scotland KY10 3RD

Agent: Richard Taylor King James VI Business Centre Friarton Road Perth United Kingdom PH2 8DY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment relating to the air source heat pump shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

Reason(s):

1. In the interests of safeguarding the residential amenity of the owners and the neighbouring properties.

48 **Application No:** 22/02301/LBC

Date Decision Issued: 09/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for demolition of existing extension and construction of two storey extension and erection of double domestic garage to the rear of the dwellinghouse

Location: 5 West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr Jonathan Turner 5 West Green Crail Anstruther Scotland KY10 3RD

Agent: Richard Taylor King James VI Business Centre Friarton Rd Perth UK PH2 8DY

Application Permitted - no conditions

49 **Application No:** 22/02354/FULL **Date Decision Issued:** 12/09/2022

Ward: East Neuk And Landward

Proposal: Golf course WC with storage area and creation of an access road

Location: Dumbarrie Links Golf Club Drumeldrie Leven Fife KY8 6BF

Applicant: Mr David Scott Dumbarrie Golf Links Upper Largo Fife Scotland KY8 6JQ

Agent: Steven Thomson 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Erection of dwellinghouse with associated parking (Section 42 for the removal of condition 4 on 21/00145/FULL)**Location:** 46 Braehead St Monans Anstruther Fife KY10 2AL**Applicant:** Mr Jim Cleland Flat 2/2 42 Robertson Street Greenock Scotland PA16 8QB**Agent:** Stuart MacGarvie Littlehill littlehill, keir, Dunblane United Kingdom FK15 9NU**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; full details of the required surface water attenuation shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
2. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
3. Prior to the occupation of the proposed dwellinghouse, there shall be a total of 2 No. off street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all of the off street parking spaces shall have minimum dimensions of 5m length x 2.95m width. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking
4. BEFORE ANY WORK STARTS ON SITE, details of the proposed external finishing materials and specifications of the proposed windows and rooflight shall be submitted for approval in writing by this Planning Authority.
5. The hereby approved residential dwelling shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than two unrelated residents living together in a flat. For the avoidance of doubt the residential dwellings hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).
2. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities and to ensure that turning manoeuvres can take place within the curtilage of the site.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the conservation area.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).

51 **Application No:** 22/02075/FULL **Date Decision Issued:** 13/09/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and erection of domestic outbuilding

Location: Woodside Cottage 3 Back Stile Kingsbarns St Andrews Fife KY16 8ST

Applicant: Prof. F. Andrews & Prof. L. Bourdua Woodside Cottage 3 Back Stile Kingsbarns St Andrews Fife KY16 8ST

Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil Leven Fife KY8 3RS

Application Permitted - no conditions

52 **Application No:** 22/02076/LBC

Date Decision Issued: 13/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to dwellinghouse

Location: Woodside Cottage 3 Back Stile Kingsbarns St Andrews Fife KY16 8ST

Applicant: Prof. F. Andrews & Prof. L. Bourdua Woodside Cottage 3 Back Stile Kingsbarns U.K. KY16 8ST

Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil Leven Fife KY8 3RS

Application Permitted - no conditions

53 **Application No:** 22/02103/LBC

Date Decision Issued: 13/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations to existing bakery premises

Location: 35 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Mr Stewart Barnett Barnett's Bakery St Andrews Road Anstruther Scotland
KY10 3JS

Agent: John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

Application Permitted - no conditions

54 **Application No:** 22/02268/FULL

Date Decision Issued: 13/09/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse (amendment to 21/03467/FULL)

Location: White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

Applicant: Mr And Mrs Ian Jeen White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

Agent: Ron Weir Balloch Bungalow South Balloch Farm Alyth PH11 8JN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed front elevation windows shall be finished externally in white frames upon installation and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the existing windows are maintained.

55 **Application No:** 22/02128/LBC

Date Decision Issued: 14/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations to flatted property

Location: 49A Shore Street Anstruther Fife KY10 3AQ

Applicant: Thunder Holdings Ltd Unit S Warehouse 5 Telford Road Glenrothes Fife UK
KY7 4NX

Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted - no conditions

56 **Application No:** 22/02170/FULL **Date Decision Issued:** 14/09/2022

Ward: East Neuk And Landward

Proposal: Installation of rooflights to flatted dwelling

Location: Upper Flat 15 Crichton Street Anstruther Fife KY10 3DE

Applicant: Mr Liam Greasley Upper Flat 15 Crichton Street Anstruther Fife KY10 3DE

Agent: Charlie Bowman 23 Emsdorf Street Lundin Links Leven United Kingdom KY8 6HL

Application Permitted - no conditions

57 **Application No:** 22/02175/FULL

Date Decision Issued: 14/09/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and door and external alterations of front of dwellinghouse and dormer extension

Location: 17 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr & Mrs Mike & Siobhan O'Toole 17 West End St Monans Anstruther Fife KY10 2BX

Agent: Christine Palmer 11 Bankwell Road Anstruther Scotland KY10 3DA

Application Permitted - no conditions

58 **Application No:** 22/02176/LBC

Date Decision Issued: 14/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations to the exterior of front of dwellinghouse including the installation of replacement windows and door

Location: 17 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr & Mrs Mike & Siobhan O'Toole 17 West End St Monans United Kingdom KY10 2BX

Agent: Christine Palmer 11 Bankwell Road Anstruther United Kingdom KY10 3DA

Application Permitted - no conditions

59 **Application No:** 22/02278/FULL

Date Decision Issued: 15/09/2022

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse, installation of rooflights, balcony and repairs to roof including replacement roof tiles

Location: 1 Williamsburgh Elie Leven Fife United Kingdom KY9 1BA

Applicant: Mr & Mrs A Innes The Dairy 1 Williamsburgh Elie Leven Fife United Kingdom KY9 1BA

Agent: Muir Walker Pride Mercat House 1 Church Street St Andrews Fife United Kingdom KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used for the proposed external course rubble stone walls hereby approved consisting of lime and aggregate (no cement).
2. The new pipework goods shall be in cast iron to match the existing rainwater goods.

Reason(s):

1. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Conservation Area.
2. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.

60 **Application No:** 22/02290/LBC

Date Decision Issued: 15/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations and extension to dwellinghouse, installation of rooflight, balcony and repairs to roof including replacement roof tiles

Location: 1 Williamsburgh Elie Leven Fife KY9 1BA

Applicant: Mr & Mrs Innes The Dairy 1 Williamsburgh Elie Leven Fife KY9 1BA

Agent: Muir Walker Pride Mercat House 1 Church Street St Andrews Fife KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used for the proposed external course rubble stone walls hereby approved consisting of lime and aggregate (no cement).
2. The new pipework goods shall be in cast iron to match the existing rainwater goods.

Reason(s):

1. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Conservation Area.
2. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.

61 **Application No:** 22/02308/FULL **Date Decision Issued:** 15/09/2022

Ward: East Neuk And Landward

Proposal: Erection of sunroom outbuilding to the rear of dwellinghouse

Location: 3 The Toft Elie Leven Fife KY9 1DT

Applicant: Mrs Morag Anderson 3 The Toft Elie United Kingdom KY9 1DT

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY9 1AW

Application Permitted - no conditions

62 **Application No:** 22/02310/LBC

Date Decision Issued: 15/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for sunroom outbuilding to rear of dwellinghouse

Location: 3 The Toft Elie Leven Fife KY9 1DT

Applicant: Mrs Morag Anderson 3 The Toft Elie United Kingdom KY9 1DT

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY9 1AW

Application Permitted - no conditions

63 **Application No:** 22/02321/LBC

Date Decision Issued: 16/09/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for demolition of single storey extension and erection of single storey extension to the rear of flatted dwelling, installation of flue and internal alterations

Location: 11A High Street Elie Leven Fife United Kingdom KY9 1BY

Applicant: Mr Neil Boyd 11A High Street Elie Fife United Kingdom KY9 1BY

Agent: Robert Bruce 14 Hope Place Musselburgh United Kingdom EH21 7QD

Application Permitted - no conditions

64 **Application No:** 22/02322/FULL **Date Decision Issued:** 16/09/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of flatted dwelling and installation of flue

Location: 11A High Street Elie Leven Fife KY9 1BY

Applicant: Mr Neil Boyd 11A High Street Elie Leven Fife KY9 1BY

Agent: Robert Bruce 14 Hope Place Musselburgh UK EH21 7QD

Application Permitted - no conditions

65 **Application No:** 21/01909/NMV1

Date Decision Issued: 21/09/2022

Ward: East Neuk And Landward

Proposal: Alterations and extensions (including replacement dormers) to dwellinghouse (Non Material Variation to remove existing ground floor window and infill opening, new render finish to match (and be flush) to existing to 21/01909/FULL)

Location: Katherine Bank Chapel Green Earlsferry Leven Fife KY9 1AD

Applicant: Mr D Adams Katherine Bank Chapel Green Lane Earlsferry Elie Scotland KY9 1AD

Agent: Thatstudio Jack Sneddon 4 Court Square High Street Linlithgow United Kingdom EH49 7EQ

Application Permitted - no conditions

66 **Application No:** 22/02587/LBC

Date Decision Issued: 21/09/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for formation of internal connecting doorway

Location: 1 Rankeillor Street Elie Leven Fife KY9 1DJ

Applicant: Mr Peter Blackhall 1 Rankeillor Street Elie Leven Fife KY9 1DJ

Agent: Colin Simpson Creewood 11A Bank Street Elie Fife KY9 1BW

Application Permitted - no conditions

67 **Application No:** 22/02728/ADV

Date Decision Issued: 06/09/2022

Ward: Glenrothes Central And Thornton

Proposal: Display of non-illuminated vinyl fascia signs.

Location: Aldi Stores Ltd Queensway Industrial Estate Flemington Road Glenrothes Fife
KY7 5QF

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

Agent: Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland
EH3 8JB

Application Permitted - no conditions

68 **Application No:** 22/02594/FULL **Date Decision Issued:** 09/09/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to front and rear of dwellinghouse with associated stairs

Location: 36 Mey Green Glenrothes Fife KY7 4SA

Applicant: Ms Christine Brown 36 Mey Green Glenrothes Fife KY7 4SA

Agent: Michael Spence 20 Greenwell Park Glenrothes Fife KY6 3QH

Application Permitted - no conditions

69 **Application No:** 22/02637/FULL

Date Decision Issued: 16/09/2022

Ward: Glenrothes Central And Thornton

Proposal: Installation of 6 nos. 4000 litre liquefied petroleum gas tanks and associated development

Location: Site Adjacent To Strathore Farm Office Strathore Road Strathore Thornton Fife

Applicant: Noble Foods Ltd Unit 19A New York Mill Harrogate United Kingdom HG3 4LA

Agent: Richard Holliday 9 First Floor 9 Bond Court Leeds United Kingdom LS1 2JZ

Application Permitted - no conditions

70 **Application No:** 22/01710/FULL

Date Decision Issued: 06/09/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of raised platform and boundary fence (retrospective)

Location: 11 Netherby Park Glenrothes Fife KY6 3PL

Applicant: Mr Gerry Latto 11 Netherby Park Glenrothes Fife KY6 3PL

Agent: Derek Grubb 317 Rona Place Glenrothes United Kingdom KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hereby approved 2m high fence to be located along the eastern boundary of the raised section of garden shall be erected WITHIN TWO MONTHS OF THE DATE OF THIS DECISION. The fence shall then be retained for the lifetime of this development unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed within the neighbouring properties.

71 **Application No:** 22/01746/FULL **Date Decision Issued:** 06/09/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use to allow formation of additional parking spaces for supported living units

Location: Land To The North Of 111 Wilmington Drive Glenrothes Fife

Applicant: Glen Housing Association 28 Heimdal Gardens Glenrothes Fife KY7 6TZ

Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed vehicular crossings of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

72 **Application No:** 22/02555/LBC

Date Decision Issued: 16/09/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed Building Consent for installation of replacement windows and door to dwellinghouse (retrospective).

Location: 1 Stob Cross Road Markinch Glenrothes Fife KY7 6ED

Applicant: Miss Melissa Bond 126 Cumming Drive Flat 1/3 Glasgow United Kingdom G42 9BW

Agent:

Application Permitted - no conditions

73 **Application No:** 22/02711/FULL **Date Decision Issued:** 16/09/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of replacement windows and door to dwellinghouse (retrospective).

Location: 1 Stob Cross Road Markinch Glenrothes Fife KY7 6ED

Applicant: Miss Melissa Bond 126 Cumming Drive Flat 1/3 Glasgow United Kingdom
G42 9BW

Agent:

Application Permitted - no conditions

74 **Application No:** 22/02465/FULL **Date Decision Issued:** 23/09/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of 2 metre fence

Location: 1 Braehead Way Glenrothes Fife KY6 3PD

Applicant: Mr Grant Wallace 1 Braehead Way Glenrothes Fife KY6 3PD

Agent:

Application Permitted - no conditions

75 **Application No:** 22/02975/CLP

Date Decision Issued: 06/09/2022

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (proposed) for single storey extension to rear of dwellinghouse

Location: 36 Minto Crescent Glenrothes Fife KY6 1LP

Applicant: Mr Billy Cooper 36 Minto Crescent Glenrothes Fife KY6 1LP

Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted - no conditions

76 **Application No:** 22/01389/FULL

Date Decision Issued: 09/09/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of 8 no. storage units (Class 6)

Location: Land Adjacent Top 64 - 65 Cavendish Way Southfield Industrial Estate
Glenrothes Fife

Applicant: Mr Doug Cullen 1 East Albert Road Kirkcaldy UK KY1 1HJ

Agent: Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first operations of each of the proposed storage units, there shall be 1 No. off street parking space provided for that storage unit, within the curtilage of the site, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

77 **Application No:** 22/02565/FULL **Date Decision Issued:** 09/09/2022

Ward: Glenrothes West And Kinglassie

Proposal: Two storey extension to side of dwellinghouse and dormer extension to original dwellinghouse

Location: 17 Talisman Place Glenrothes Fife KY6 2LD

Applicant: Mrs Annemarie Campbell 17 Talisman Place Glenrothes UK KY6 2LD

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

78 **Application No:** 22/02664/FULL **Date Decision Issued:** 13/09/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of hairdressing salon (Class 1)

Location: A K Foodstore 42 Barnton Place Glenrothes Fife KY6 2PS

Applicant: Mr akmal ali 42 barnton place glenrothes uk ky6 2ps

Agent: andrew piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7
6HS

Application Permitted - no conditions

79 **Application No:** 22/02736/FULL **Date Decision Issued:** 23/09/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of domestic garage

Location: 76 Laurence Park Kinglassie Lochgelly Fife KY5 0YD

Applicant: Mr Scott Wallace 76 Laurence Park Kinglassie Lochgelly Fife KY5 0YD

Agent:

Application Permitted - no conditions

80 **Application No:** 22/02136/FULL **Date Decision Issued:** 09/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of domestic outbuilding.

Location: Fieldstone Cottage Cornhill Collessie Cupar Fife KY15 7UU

Applicant: Dr. David Stephens Fieldstone Cottage Cornhill Farm Collessie Cupar Scotland KY15 7UU

Agent: Lim Yap 5 The Riggs Auchtermuchty Cupar Fife KY14 7DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. It is accordingly recommended that the application be approved subject to the following conditions and reasons:
 1. The garden cabin hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and shall not be sold, rented or leased separate from the main dwellinghouse.

Reason(s):

1. Reason: In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

81 **Application No:** 22/02353/LBC **Date Decision Issued:** 12/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal alterations and replacement doors and windows of dwellinghouse.

Location: Spynie Cottage 56 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Mr Kevin Dornan Spynie Cottage 56 High Street Auchtermuchty Cupar Fife KY14 7AP

Agent: John Webster 20 The Flour Mill Exchange Court Dundee Scotland DD1 3DE

Application Permitted - no conditions

82 **Application No:** 20/02953/FULL

Date Decision Issued: 13/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from cafe (Class 3) to hot food takeaway (Sui Generis) and external alterations including replacement signage, repainting and installation of door and flue (part retrospective)

Location: 12-14 Kilnheugh Auchtermuchty Cupar Fife KY14 7BZ

Applicant: Mrs Erica Muir 12-14 Kilnheugh Auchtermuchty United Kingdom KY14 7BZ

Agent:

Refusal/Enforcement Action

Reason(s):

1. In the interests of safeguarding residential amenity; it is considered that there is insufficient information, by way of a lack of odour impact assessment and supporting details of how the proposed extraction/ventilation system would not give rise to a significant detrimental impact on the residential amenity of the neighbouring dwellings. The proposal is therefore contrary to Policies 1, 6 and 10 the Adopted FIFEplan (2017).

83 **Application No:** 22/01724/FULL **Date Decision Issued:** 13/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey first floor extension to the rear of dwellinghouse

Location: Alpine Cottage The Fleurs Falkland Cupar Fife KY15 7AL

Applicant: Ms Victoria Sherwood Alpine Cottage The Fleurs Falkland Cupar Fife KY15 7AL

Agent: Alison Arthur 85 High Street Newburgh Fife KY14 6DA

Application Permitted - no conditions

84 **Application No:** 22/02312/FULL **Date Decision Issued:** 13/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 Provost Park Auchtermuchty Cupar Fife KY14 7DT

Applicant: Miss Kerry Hoggon 19 Provost Park Auchtermuchty Cupar Fife KY14 7DT

Agent: Lim Yap 5 The Riggs Auchtermuchty Cupar Fife KY14 7DX

Application Permitted - no conditions

85 **Application No:** 22/00813/LBC

Date Decision Issued: 14/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of replacement windows and doors and replacement flat roof covering.

Location: White Croft Cupar Road Ladybank Cupar Fife KY15 7TJ

Applicant: Mr Alec Samson White Croft Cupar Road Ladybank Cupar Fife KY15 7TJ

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted - no conditions

86 **Application No:** 22/02564/FULL **Date Decision Issued:** 14/09/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Extension to outbuilding within curtilage of dwellinghouse

Location: 16 Fortharfield Freuchie Cupar Fife KY15 7JJ

Applicant: Mr Richard Hamilton 16 Fortharfield Freuchie Cupar Fife KY15 7JJ

Agent: Muir Walker Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted - no conditions

87 **Application No:** 22/00828/FULL

Date Decision Issued: 07/09/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement windows

Location: 7 Donibristle House Dalgety Bay Dunfermline Fife KY11 9DD

Applicant: Mr Phillip Taylor 7 Donibristle House Dalgety Bay Dunfermline Fife KY11 9DD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Refused

Reason(s):

1. In the interests of visual amenity and preserving the character of the setting of a Listed Building; the proposed windows by virtue of their design, uPVC frames, 24mm thick glazing, plant-on astragals and window horns would not preserve or enhance the character of setting of a Category (A) Listed Building, contrary to Policies 1, 10 and 14 of the Approved FIFEplan (2017) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

Ward: Inverkeithing And Dalgety Bay**Proposal:** Erection of dwellinghouse (Class 9) and change of use from derelict steading/ agricultural buildings to form ancillary living accommodation, art studio with office space and domestic garage**Location:** Balbougie Steading Clockluine Road Hillend Fife**Applicant:** Mr Elliot Payne 13C Canonbury Yard 190A New North Road London United Kingdom N1 7BJ**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The use of the arts studio and office building hereby approved shall be tied to the use of the dwellinghouse hereby approved and not as a permanent separate commercial unit. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the dwellinghouse hereby approved.
2. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to the dwellinghouse hereby approved and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the dwellinghouse hereby.
3. In accordance with the recommendations detailed in Section 5.2 of the approved Preliminary Ecological Assessment dated 13th July 2021 (Fife Council Reference No. 96) no vegetation clearance or building works shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority. If nesting birds are found, these areas of the site will be protected from disturbance until the young have fledged naturally.
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED OR THE BUSINESS USES COMMENCE ON SITE, evidence of the biodiversity enhancements carried out, in accordance with the recommendations detailed in section 5.3 of the approved Preliminary Ecological Assessment dated 13th July 2021 (Fife Council Reference No. 96), shall be submitted to Fife Council as Planning Authority for approval in writing.
5. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
6. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED OR THE BUSINESS USES COMMENCE ON SITE, the sole vehicular access to and from the site shall be via Clockluine Road for the lifetime of the development.
7. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
8. PRIOR TO THE BUSINESS USES COMMENCING ON SITE, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
9. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED OR THE BUSINESS USES COMMENCE ON SITE, evidence of the biodiversity enhancements carried out, in accordance with the recommendations detailed in section 5.3 of the approved Preliminary Ecological Assessment dated 13th July 2021 (Fife Council Reference 96), shall be submitted to Fife Council as Planning Authority for approval in writing.
10. The approved dwellinghouse shall be used solely as a residence for a single person or by people living together as a family. For the avoidance of doubt the dwellinghouse shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of a separate commercial unit.
2. In order to retain full control over the development and to avoid the creation of a separate additional permanent planning unit.
3. In the interests of species protection.
4. In the interests of protecting any potential natural species within the site.
5. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
6. In the interest of road safety; to ensure the provision of an adequate access location to the site.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. To ensure surface water drainage from the site is adequately addressed prior to the occupation of the development hereby approved.
10. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

89 **Application No:** 22/01941/LBC

Date Decision Issued: 23/09/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of new windows

Location: 39 Main Street Hillend Dunfermline Fife KY11 9ND

Applicant: Mrs Francesca Henderson 39 Main Street Hillend Dunfermline Fife KY11 9ND

Agent: David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Application Permitted - no conditions

90 **Application No:** 21/01784/FULL

Date Decision Issued: 08/09/2022

Ward: Kirkcaldy Central

Proposal: Change of use of part of shop (Class 1) to flatted dwelling (sui generis) including installation of replacement windows

Location: 7 - 11 Tolbooth Street Kirkcaldy Fife KY1 1RW

Applicant: Mr Dominic Panetta Salon 6-10 Whytehouse Avenue Kirkcaldy UK KY1 1RW

Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCUPTAION OF THE RESIDENTIAL UNIT HEREBY APPROVED, secondary glazing shall be installed to the windows fronting onto Tolbooth Street. Thereafter the secondary glazing shall be retained for the lifetime of the development

Reason(s):

1. In the interest of safeguarding residential amenity.

91 **Application No:** 22/02412/FULL **Date Decision Issued:** 21/09/2022

Ward: Kirkcaldy Central

Proposal: Change of use from retail unit (Class 1) to betting shop (Sui Generis) and external alterations including installation of air conditioning unit and satellite dish and repainting of shopfront

Location: 70 High Street Kirkcaldy Fife KY1 1NB

Applicant: Mr J Williamson 137 c/o Agent Newhall Street Birmingham United Kingdom B3 1SF

Agent: Altine Elias 137 137 Newhall Street Birmingham United Kingdom B3 1SF

Application Permitted - no conditions

92 **Application No:** 22/01836/FULL

Date Decision Issued: 23/09/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse (Retrospective)

Location: 39 Lomond Gardens Kirkcaldy Fife KY2 6AF

Applicant: Mr Ian Mathieson 39 Lomond Gardens Kirkcaldy Scotland KY2 6AF

Agent: Beatriz Torres 115 Katrine Crescent Kirkcaldy Scotland KY2 6RR

Application Permitted - no conditions

93 **Application No:** 22/00658/FULL **Date Decision Issued:** 29/09/2022

Ward: Kirkcaldy Central

Proposal: Installation of public art

Location: Esplanade Car Parks Esplanade Kirkcaldy Fife

Applicant: Mr Stewart Ness 14 Balwearie Gardens Kirkcaldy United Kingdom KY2 5LU

Agent: Stewart Ness 14 Balwerie Gardens Kirkcaldy United Kingdom KY2 5LU

Application Permitted - no conditions

94 **Application No:** 22/01136/FULL **Date Decision Issued:** 28/09/2022

Ward: Kirkcaldy Central

Proposal: Replacement windows to doors to rear, replacement larger window to front of dwellinghouse

Location: 89 Milton Road Kirkcaldy Fife KY1 1TP

Applicant: Ms Lorna Hillmansen Altmohr 89 Milton Road Kirkcaldy Fife KY11TP

Agent:

Application Permitted - no conditions

95 **Application No:** 22/02327/FULL **Date Decision Issued:** 28/09/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement rooflight to rear of dwellinghouse

Location: 73 Milton Road Kirkcaldy Fife KY1 1TP

Applicant: Mrs Fiona Peters 73 Milton Road Kirkcaldy KY1 1TP

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy KY1 1ED

Application Permitted - no conditions

96 **Application No:** 22/02329/LBC

Date Decision Issued: 28/09/2022

Ward: Kirkcaldy Central

Proposal: Listed Building Consent for installation of replacement rooflight to rear of dwellinghouse

Location: 73 Milton Road Kirkcaldy Fife KY1 1TP

Applicant: Mrs Fiona Peters 73 Milton Road Kirkcaldy KY1 1TP

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy KY1 1ED

Application Permitted - no conditions

97 **Application No:** 22/02681/LBC

Date Decision Issued: 29/09/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal alterations of replacement window of dwellinghouse. Amendments to 22/00009/LBC.

Location: 32 Milton Road Kirkcaldy Fife KY1 1TL

Applicant: Mr Stewart Turpie 32 Milton Road Kirkcaldy KY1 1TL

Agent: NGP Architecture Federation House 222 Queensferry Road Edinburgh EH4 2BN

Application Permitted - no conditions

98 **Application No:** 22/02512/FULL **Date Decision Issued:** 06/09/2022

Ward: Kirkcaldy East

Proposal: Single storey extension to side of dwellinghouse

Location: 5 Dysart View Dysart Kirkcaldy Fife KY1 2WS

Applicant: Mr Mario Caira 29 Townsend Crescent Kirkcaldy KY1 1DN

Agent: Kenneth Hutchison 16 Raith Drive Kirkcaldy KY2 5NW

Application Permitted - no conditions

99 **Application No:** 22/02698/CLP

Date Decision Issued: 06/09/2022

Ward: Kirkcaldy East

Proposal: Certificate of Lawfulness (proposed) for single storey extension to side of dwellinghouse, decking to rear of dwellinghouse and installation of replacement doors and windows.

Location: 1 St Marys Glebe Kirkcaldy Fife KY1 2RF

Applicant: Mr & Mrs S MacDonald 1 St Marys Glebe Kirkcaldy Fife KY1 2RF

Agent: Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use and subdivision of motor vehicle showroom (Sui Generis) to form restaurant (Class 3) with associated drive through facility (Sui Generis), restaurant (Class 3) with ancillary retail use (Class 1), external alterations and associated works including erection of bin stores and installation of air conditioning units

Location: Harry Fairbairn Mini Showroom Mitchelston Industrial Estate Carberry Road Kirkcaldy Fife KY1 3NE

Applicant: Arnold Clark Automobiles Ltd 454 Hillington Road Hillington Glasgow United Kingdom G52 5HF

Agent: Adrian Smith 130 130 St Vincent Street Glasgow United Kingdom G2 5HF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first unit becoming operational, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
2. Prior to the first unit becoming operational, there shall be provided within the curtilage of the site 48 standard parking spaces, 3 accessible parking spaces and 4 EV charging point parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No PL-SP02 Rev A. The parking spaces shall be retained for the lifetime of the development.
3. Prior to the first unit becoming operational, there shall be provided within the curtilage of the site 7 cycle parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No PL-SP02 Rev A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the road junctions.
2. In the interests of road safety, to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Kirkcaldy East

Proposal: Change of use from workshop to two flatted dwellings (Sui Generis) with external alterations including erection of staircase to rear, formation of raised platform with balustrade to front and installation of first floor balcony

Location: Building To The South Of 108 Commercial Street Kirkcaldy Fife

Applicant: Mr Lee Combe 1 Merchant Place Mitchelston UIndustrial Estate Kirkcaldy Fife KY1 4EH

Agent: David Christie 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, before the proposed balcony and raised platform areas hereby approved are brought into use, the 1.8 metre high obscurely glazed privacy screens as detailed on the approved elevation plans shall be installed and shall be finished in opaque glazing and thereafter permanently retained for the lifetime of the development.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed within neighbouring properties.
2. To ensure all contamination within the site is dealt with.

Ward: Kirkcaldy East

Proposal: Change of use from storage unit (Class 6) to car garage and MOT centre (Class 5) including formation of access and external alterations (part retrospect) (amendment to 19/01827/FULL to allow external alterations to MOT centre (raise the roof))

Location: Drive In Scotland Overton Road Kirkcaldy Fife KY1 2DU

Applicant: Drive In Scotland Kingdom House 191 Nicol Street Kirkcaldy United Kingdom KY1 1PF

Agent: Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE CLASS 5 BUILDING HEREBY APPROVED, a sample of the colour of all proposed external finishes shall be submitted for approval in writing by this Planning Authority. The approved details shall thereafter be implemented and maintained for the lifetime of the development.
2. The noise mitigation measures specified within section 5 of the approved noise impact assessment report produced by RMP dated 15th October 2019 (submitted with the original planning consent 19/01827/FULL) to the MOT/ Garage Workshop building (Class 5) shall be carried out in full WITHIN 6 MONTHS FROM THE DATE OF THIS PLANNING PERMISSION and shall thereafter be maintained for the lifetime of the development. WITHIN 2 MONTHS OF COMPLETION OF THE ACOUSTIC WORKS, the developer shall provide written evidence from RMP to Fife Council as Planning Authority which demonstrates the completed mitigation measures have achieved adequate levels of amenity at neighbouring residential premises.
3. WITHIN 2 MONTHS FROM THE DATE OF THIS PLANNING PERMISSION, 10 off-street parking spaces for customers vehicles shall be provided in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on approved Drawing No 02 Rev D. The parking spaces shall thereafter be retained for the lifetime of the development and shall be signed and lined for their purpose.
4. WITHIN 2 MONTHS FROM THE DATE OF THIS PLANNING PERMISSION, an additional 4 off-street parking spaces for staff shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained for the lifetime of the development and shall be signed and lined for their purpose.
5. WITHIN 2 MONTHS FROM THE DATE OF THIS PLANNING PERMISSION, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be retained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity.
2. In the interests of safeguarding residential amenity.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

Ward: Kirkcaldy East

Proposal: Formation of access ramp and raised platform of dwellinghouse.

Location: 8 Dovecot Crescent Dysart Kirkcaldy Fife KY1 2SJ

Applicant: Miss Brenda Bryson 8 Dovecot Crescent Kirkcaldy Scotland KY1 2SJ

Agent: Ronan McGirr 13 Park Avenue Dunfermline Scotland KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.

104 **Application No:** 22/02385/FULL

Date Decision Issued: 05/09/2022

Ward: Kirkcaldy North

Proposal: Erection of boundary fence and access gate

Location: 4 Tarbolton Court Kirkcaldy Fife KY2 6BT

Applicant: Mr Douglas Llewellyn 4 Tarbolton Court Kirkcaldy Scotland KY2 6BT

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

Application Permitted - no conditions

Ward: Kirkcaldy North
Proposal: Erection of 2-storey rear extension to form spa and wellness building and additional 12 bedrooms with associated off-street parking, infrastructure and landscaping
Location: Dean Park Hotel Dean Park Drive Kirkcaldy Fife KY2 6HF
Applicant: Mr & Mrs Colin Smart Dean Park Hotel Dean Park Drive Kirkcaldy Fife KY2 6HF
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, details of the proposed tree protection measures during construction of the extension hereby approved shall be submitted for approval in writing by this Planning Authority. This Planning Authority shall be formally notified in writing of the completion of the agreed tree protection measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
2. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning authority for a period of 5 years from the date of planting. Within that period any plants, which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
3. BEFORE ANY WORKS START ON SITE, details of the specification of the trees to be planted including their height and a phasing plan detailing when they will be planted shall be submitted for the prior written approval of Fife Council as Planning Authority.
4. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
5. PRIOR TO THE DEVELOPMENT COMING INTO USE; Two woodstone/woodcrete bat boxes will be affixed to a nearby tree within the curtilage of the site.
6. BEFORE ANY WORK STARTS OF SITE, a report specifying the measures to be taken to protect the occupants of nearby noise sensitive premises i.e Glen Lyon Road and Dean Park Court from noise from the proposed development shall be submitted for approval in writing by this Planning Authority.

The report shall include:

1. an assessment of noise emissions from the proposed development
 2. details of background and predicted noise levels at the boundary of Glen Lyon Road and Dean Park Court
 3. a written scheme of how the occupants of the aforementioned will be protected from noise from the proposed development with noise attenuation measures as appropriate.
7. BEFORE ANY WORKS COMMENCE ON SITE; full details of the Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by Fife Council as Planning Authority. The CTMP shall specify the measures that will be implemented to ensure the safe operation of construction vehicles using Glen Albyn Drive, Dean Park Way and Dean Park Drive for the duration of the construction period. Once approved, the CTMP shall thereafter be adhered to by all construction vehicles travelling between the site and the Chapel Park (Wester Bogie) Roundabout
 8. BEFORE ANY WORKS COMMENCE ON SITE; full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads".
 9. Prior to the spa and wellness centre use commencing, there shall be provided within the curtilage of the site an additional 70 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places

Appendix G and as per the layout shown on Drawing No 103. Thereafter, a total of 158 (70 + 88 existing) off-street parking spaces (including 9 accessible spaces and 12 EV charging point spaces) shall be retained for the lifetime of the development.

10. BEFORE ANY WORKS COMMENCE ON SITE; full details of the location and design of the 20 space cycle parking shelter(s) shall be submitted to and approved in writing by Fife Council as Planning Authority. Prior to the spa and wellness centre use commencing, there shall be provided within the curtilage of the site 20 covered, safe and secure cycling parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on the relevant plan. These cycle parking spaces shall be retained for the lifetime of the development
11. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
2. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
3. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. as compensation for the lost non-breeding Pipistrelle roosts and to ensure the protected species are not impacted by the proposed development.
6. In the interest of residential amenity
7. In the interest of road safety; to ensure the safe operation of vehicles associated with the construction phase.
8. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. To ensure all contamination within the site is dealt with.

106 **Application No:** 22/01768/FULL

Date Decision Issued: 23/09/2022

Ward: Kirkcaldy North

Proposal: Erection of garage

Location: 152 Harris Drive Kirkcaldy Fife KY2 6SA

Applicant: Mr John Matthews 152 Harris Drive Kirkcaldy Fife KY2 6SA

Agent: David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Formation of vehicular access and hardstanding area to front of flat

Location: 30 Chapel Place Kirkcaldy Fife KY2 6TX

Applicant: Mrs Coleen Gardiner 30 Chapel Place Kirkcaldy KY2 6TX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
2. Prior to the driveway coming into use, it shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the driveway coming into use, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

108 **Application No:** 22/02659/CLE

Date Decision Issued: 05/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing) for installation of replacement windows

Location: 3 Links Place Leven Fife KY8 4HW

Applicant: Mr Garry Bell 3 Links Place Leven Fife KY8 4HW

Agent:

Application Permitted - no conditions

109 **Application No:** 22/02440/FULL

Date Decision Issued: 09/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Installation of dormer extension to front and rear of dwellinghouse

Location: 35 Station Park Lower Largo Leven Fife KY8 6DW

Applicant: Mrs N Simpson 35 Station Park Lower Largo Scotland KY8 6DW

Agent: Craig Spence 19 Groves Place Balbirnie Green Markinch Fife KY7 6QT

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Installation of replacement windows and alterations to dwellinghouse to include rear balcony extension
Location: 17 Main Street Upper Largo Leven Fife KY8 6EL
Applicant: W D Developments Fife Limited 17 Main Street Upper Largo Scotland KY8 6EL
Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed front windows hereby approved shall be finished externally in white painted timber framed vertically sliding sash and case windows upon installation and thereafter permanently maintained. Astragals should be no wider than 25mm and glazing depth maximum 12mm with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Conservation Area is maintained.

111 **Application No:** 21/00990/NMV1

Date Decision Issued: 14/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of dwellinghouse (Non-Material Variation to 21/00990/FULL for amendment to position of dwellinghouse)

Location: 2 Woodlands Road Lundin Links Leven Fife KY8 6HG

Applicant: Ms Gill Donaldson 2 Woodlands Road Lundin Links KY8 6HG

Agent: Vedita Bhat 21 Portland Road Kilmarnock KA1 2BT

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Formation of driveway to dwellinghouse (in retrospect)
Location: Attalaya Cupar Road Kennoway Leven Fife KY8 5LR
Applicant: Mrs Leonide Houston Attalaya Cupar Road Kennoway Leven Fife KY8 5LR
Agent: Donald Hooper Middle Yard Thornton Road Kirkcaldy Fife KY1 3NN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to any use of the vehicular access, the development shall be limited to 1 No. off street parking space, out with the existing garage.
2. Prior to any use of the vehicular access, the construction of the vehicular crossing over the roadside verge shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
3. Prior to any use of the vehicular access, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In the interest of road safety: to ensure that there is sufficient space within curtilage to accommodate the 1 No. off street parking space and to enable the space required for the in-curtilage turning area.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

113 **Application No:** 22/02351/FULL

Date Decision Issued: 14/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of golf pavillion

Location: Dumbarrie Links Drumeldrie Fife

Applicant: Mr David Scott Dumbarrie Golf Links Dumbarrie Golf Links Upper Largo Fife
Scotland KY8 6JQ

Agent: Steven Thomson 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

Application Permitted - no conditions

114 **Application No:** 22/01930/FULL

Date Decision Issued: 16/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of domestic garage to rear of dwellinghouse

Location: Land To The Rear Of 8 And 9 Rose Terrace Leven Fife

Applicant: Mr Max Lister Miramar 2 Seatoun Place Lower Largo Leven Scotland KY8 6BL

Agent: Calum McDonald Linburn House 19 Afton Grove Dunfermline Scotland KY11 4LE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The garage shall only be used for purposes, which are incidental to the enjoyment of the dwelling house and no trade or business shall be carried out there from.

Reason(s):

1. The location of the outbuilding renders it unsuitable for commercial use.

115 **Application No:** 22/01695/APN

Date Decision Issued: 21/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Prior Notification for Farm-related Building Works (Non-residential).

Location: Land 100M South East Of Londive Montrave Home Farm Montrave Kennoway Fife

Applicant: Mr Andrew Gilmour Londive Montrave Home Farm Montrave, Leven United Kingdom KY8 5NZ

Agent:

Application Permitted - no conditions

116 **Application No:** 22/00670/FULL

Date Decision Issued: 27/09/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from public open space to private garden ground and erection of boundary fence (Retrospective)

Location: 58 Vettriano Vale Leven Fife KY8 4GD

Applicant: Mrs Nicola Hall 58 Vettriano Vale Leven Fife KY8 4GD

Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted - no conditions

117 **Application No:** 21/03387/FULL

Date Decision Issued: 07/09/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of garden room to rear of dwellinghouse (retrospective)

Location: 22 Loch Leven Gardens Lochore Lochgelly Fife KY5 8EZ

Applicant: Mrs Lynda Kearney 22 Loch Leven Gardens Lochore Lochgelly Fife KY5 8EZ

Agent:

Application Permitted - no conditions

118 **Application No:** 22/02319/FULL

Date Decision Issued: 06/09/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse with associated decking

Location: 33 Muir Place Lochgelly Fife KY5 9HJ

Applicant: Mr Gordon Smart 33 Muir Place Lochgelly Fife KY5 9HJ

Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

Application Permitted - no conditions

119 **Application No:** 22/02520/FULL

Date Decision Issued: 06/09/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 88 The Beeches Lochgelly Fife KY5 9QB

Applicant: Mr Scott Greig 88 The Beeches Lochgelly Fife KY5 9QB

Agent: David Hall 42 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Application Permitted - no conditions

120 **Application No:** 22/01846/FULL

Date Decision Issued: 07/09/2022

Ward: Rosyth

Proposal: Change of use from Class 4/5/6 to retail unit (Class 1) with office (Class 4) and storage space (Class 6)

Location: Land To The East Of Fairykirk Road Rosyth Fife

Applicant: Mr Robert Graham 14 Carronhall Drive Glasgow Scotland G71 7WP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The Class 1 retail element of the proposal shall be restricted to the sale and display of kitchen furniture and associated hardware and no other purpose which may otherwise have been permitted in terms of Class 1 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification.

Reason(s):

1. In the interest of safeguarding Fife's existing employment land; to ensure the use of the unit complies with Policy 1 and 5 of the Adopted FIFEplan (2017).

121 **Application No:** 22/02646/FULL

Date Decision Issued: 09/09/2022

Ward: Rosyth

Proposal: Installation of replacement door of dwellinghouse

Location: 5 Promenade Limekilns Dunfermline Fife KY11 3HH

Applicant: Mr & Mrs Blanchflower 5 Promenade Limekilns United Kingdom KY11 3HH

Agent: John Gordon 3 Dean Acres Comrie Dunfermline Scotland KY12 9XS

Application Permitted - no conditions

Ward: Rosyth
Proposal: Installation of multi use games area including enclosure and floodlights
Location: Sports Centre Castle Road Rosyth Dunfermline Fife KY11 2HU
Applicant: Dunfermline Athletic Football Club East End Park Halbeath Road Dunfermline Scotland KY12 7RB
Agent: Louise O'Rourke 1 Adam Square Livingston West Lothian EH54 9DE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO WORKS COMMENCING ON THE SITE, planning permission shall have been granted for the surface water outflow pipe required to connect into the existing surface water network to the east of the site. The approved outflow pipe shall be installed on site and fully operational prior to the multi use games area hereby approved coming into use.
2. PRIOR TO THE DEVELOPMENT COMING INTO USE completed SUDS Compliance and Independent Check certificates (Appendices 1 and 2 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021)), signed by a qualified engineer (minimum qualification - Incorporated Engineer or equivalent) of a relevant professional body, shall be submitted for the prior written approval of Fife Council as Planning Authority.
3. PRIOR TO THE DEVELOPMENT COMING INTO USE, a completed maintenance schedule for all proposed SuDS, to include a detailed list of activities and timescales shall be submitted for the written approval of Fife Council as Planning Authority. The maintenance schedule should comply with the CIRIA SuDS Manual.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. To ensure that surface water run-off is adequately catered for in the interest of flood and pollution prevention.
2. In the interests of flood risk; to ensure the assessment has been independently checked by a qualified professional.
3. In the interests of ensuring the provision of adequate SUDS measures.
4. To ensure all contamination within the site is dealt with.

Ward: St. Andrews
Proposal: Single storey extension to rear of dwellinghouse and external alterations.
Location: 9 Irvine Crescent St Andrews Fife KY16 8LG
Applicant: Mr Mrs Lars And Liz Calvert 9 Abbey Hill Road Winchester United Kingdom SO23 7AT
Agent: Grigor Mitchell Schop CoWorking 36 St Mary's Street Edinburgh United Kingdom EH1 1SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was identified by the developer prior to the grant of this planning permission, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the Local Planning Authority, development work on site shall not commence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement.

Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the Local Planning Authority.

2. FOR THE AVOIDANCE OF DOUBT, 3 off-street parking spaces shall be provided as shown on approved Block Plan 02A before the rear extension is occupied and shall be maintained and kept available as such for the lifetime of the development in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. To ensure any contamination found within the site is fully assessed and all remedial works carried out to the agreed protocol.
2. To ensure an adequate provision of off-street car parking is maintained.

124 **Application No:** 22/02709/CLE

Date Decision Issued: 06/09/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness Existing for the change of use from (Class 9) to HMO (Sui Generis) (3 persons)

Location: 9 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Applicant: Mrs Ann Fergusson 1/1 4 Park Gate Glasgow Scotland G3 6DL

Agent: Alison Arthur 85 High Street Newburgh Fife KY14 6DA

Application Permitted - no conditions

125 **Application No:** 22/02844/CLE

Date Decision Issued: 06/09/2022

Ward: St. Andrews

Proposal: Change of Use from dwellinghouse (Class 9) to Short Term Holiday Let Accommodation (Sui Generis)

Location: 31 Kinnessburn Road St Andrews Fife KY16 8AD

Applicant: Mr Steven Balsillie Redriggs 1-3 Newtown Ceres United Kingdom KY15 5LZ

Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Approval of matters specified in conditions 1 of 21/00823/PPP for erection of dwellinghouse with associated access and parking
Location: 9 Hallowhill St Andrews Fife KY16 8SF
Applicant: Mr Jim Ryce 10 Riverview, The Embankment Business Park Heaton Mersey Stockport United Kingdom SK4 3GN
Agent: Stephen McPhail Fort Street House Fort Street Dundee United Kingdom DD5 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction access of the proposed vehicle driveway and the adjacent public road.
2. Prior to the occupation of the proposed dwellinghouse, 3 No. off street parking spaces shall be provided within the curtilage of the site in accordance with the Fife Council Parking Standards. The off street parking spaces shall remain throughout the lifetime of the development.
3. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. BEFORE ANY WORK STARTS ON SITE, a Scheme of Supervision for the arboricultural protection measures shall be submitted for the approval in writing with Fife Council as Planning Authority and the agreed scheme shall be carried out in full. For the avoidance of doubt the scheme shall be appropriate to the scale and duration of the works and shall include details of the following:
 - (a) Induction and personnel awareness details of arboriculturalist matters,
 - (b) Details of the identity of individual responsibilities and key personnel,
 - (c) A statement of the delegated powers afforded to key personnel,
 - (d) Details of the timing and methods of site visiting and record keeping, and
 - (e) Details on the updates procedures for dealing with variations and incidents.
6. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

5. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.
6. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

Ward: St. Andrews

Proposal: 1.5 storey extension to the side, single storey extension to rear and formation of dormer extensions to front and rear of dwellinghouse

Location: 25 Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Mr Frank Weigel 25 Kilrymont Road St Andrews Fife KY16 8DE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and shall not be used as a permanent separate dwellinghouse. Furthermore, the ancillary accommodation shall not be sold, let, or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, 3 off-street parking spaces shall be provided as shown on approved drawing 04A and shall be maintained and kept available as such for the lifetime of the development in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To ensure an adequate provision of off-street car-parking is maintained.

Ward: St. Andrews
Proposal: External alterations including installation of dormer extensions to front and rear of dwellinghouse
Location: 53 Jamie Anderson Place St Andrews Fife KY16 8YG
Applicant: Mr Radek Stefanski 53 Jamie Anderson Place St Andrews Fife KY16 8YG
Agent: Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

Application Refused

Reason(s):

1. In the interests of visual amenity; the proposed box dormer extensions by virtue of its position on the roofslopes (i.e. their lack of set-down from the existing roof ridge caused by in-sufficient head room height within the existing attic space), would create an unacceptable elevated design feature on both roofslopes, would result in top heavy roof features, would be fully visible from the public road, and as such would impact adversely upon the existing character and appearance of the existing dwellinghouse. Furthermore, this design approach would set an undesirable design precedent for those other similar dwellinghouses located nearby which could apply for similar dormer extensions which if supported would be of further detriment to the visual amenity of the street and the wider area and would not comply with Policies 1 and 10 of The Adopted FIFEplan (2017), Making Fife's Places - Supplementary Guidance (2018) and Fife Council's Planning Customer Guidelines on Dormer Extensions.

129 **Application No:** 22/01726/FULL

Date Decision Issued: 09/09/2022

Ward: St. Andrews

Proposal: Car port extension to front of existing garage

Location: 7 Broomfaulds Avenue St Andrews Fife KY16 8RH

Applicant: Mr & Mrs R Archer 7 Broomfaulds Avenue St Andrews Fife KY16 8RH

Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil
Leven Fife KY8 3RS

Application Permitted - no conditions

130 **Application No:** 22/01952/FULL

Date Decision Issued: 12/09/2022

Ward: St. Andrews

Proposal: External alterations including installation of replacement windows and rooflights

Location: Playfair Terrace 3B North Street St Andrews Fife KY16 9HX

Applicant: Mrs Helena Davidson Playfair Terrace 3B North Street St Andrews Fife KY16 9HX

Agent: Neil Rankin 2 Tudor Road Glasgow United Kingdom G14 9NJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The slate used on all dormers and the main roof shall be natural slate which shall closely match the colour, thickness and size of the existing roof slates.
2. FOR THE AVOIDANCE OF DOUBT, the replacement rooflights shall closely match the size of the existing rooflights they are replacing.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposals do not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposals do not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.

131 **Application No:** 22/01953/LBC

Date Decision Issued: 12/09/2022

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations including installation of replacement windows and rooflights

Location: Playfair Terrace 3B North Street St Andrews Fife KY16 9HX

Applicant: Mrs Helena Davidson 3B Playfair Terrace St Andrews United Kingdom KY16 9HX

Agent: Neil Rankin 2 Tudor Road Glasgow United Kingdom G14 9NJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All existing plaster cornices, skirtings and surrounds shall be retained and continued around new partitions.
2. The slate used on all dormers and the main roof shall be natural slate which shall closely match the colour, thickness and size of the existing roof slates.
3. FOR THE AVOIDENCE OF DOUBT, the replacement rooflights shall closely match the size of the existing rooflights they are replacing.

Reason(s):

1. To protect the internal character and appearance of this statutory listed building.
2. In the interests of visual amenity; to ensure that the proposals do not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; to ensure that the proposals do not detract from the character and appearance of this Category B Listed Building.

132Application No: 22/02435/LBC

Date Decision Issued: 13/09/2022

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations.

Location: 1 Rose Park 20 City Road St Andrews Fife KY16 9HW

Applicant: The Woodcock Bequest Trust c/o Henderson Black & Co Chestney House
149 Market Street St Andrews United Kingdom KY16 9PF

Agent: Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

Application Permitted - no conditions

133 **Application No:** 22/02479/FULL

Date Decision Issued: 13/09/2022

Ward: St. Andrews

Proposal: Installation of dormer extensions to front and rear of dwellinghouse

Location: 6 Livingstone Place St Andrews Fife KY16 8JJ

Applicant: Mrs Shanti Graheli 6 Livingstone Place St Andrews Fife KY16 8JJ

Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK
KY10 3tj

Application Permitted - no conditions

134 **Application No:** 22/02009/FULL

Date Decision Issued: 14/09/2022

Ward: St. Andrews

Proposal: Installation of security boarding to windows (Retrospective).

Location: Madras College Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow
United Kingdom G12 8DR

Agent: David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Planning permission is limited to a period of two years.

Reason(s):

1. To safeguard the character of the listed building.

135 **Application No:** 22/02036/FULL

Date Decision Issued: 15/09/2022

Ward: St. Andrews

Proposal: External alterations including installation of extractor vents

Location: 1 St Gregorys East Scores St Andrews Fife KY16 9PS

Applicant: Mr Nickie Lawson Estates Dept. Woodburn Place St Andrews Scotland KY16 8LA

Agent: John Dawson 7 Alexandra Place St Andrews United Kingdom KY16 9XE

Application Permitted - no conditions

Ward: St. Andrews
Proposal: 2.5-storey extension to side of dwellinghouse and new wall within garden ground
Location: 28 Lade Braes St Andrews Fife KY16 9DA
Applicant: Mr M. Felderhof 147 Oak Tree Lane Bournville Birmingham United Kingdom B30 1TT
Agent: Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the following proposed external material finishes and details shall be submitted for prior approval in writing by the Planning Authority.
 - Wall render to south elevation of extension
 - Roof finish including colour, to single storey flat roof of extension
 - Rooflight including colour, to single storey flat roof of extension
 - New random rubble boundary wall - photographic reference showing proposed wall detailing

Thereafter the development shall be carried out in accordance with the finishes and details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the ashlar walling to the extension hereby approved shall closely match the stone type, stone size, colour, texture/finish and coursing of the existing stonework on the building's front elevation unless otherwise agreed in writing by this Planning Authority before any works commence on site.
3. FOR THE AVOIDANCE OF DOUBT, the natural slate for the extension roof shall closely match the colour, size and thickness of the existing slate on the building's front bay window unless otherwise agreed in writing by this Planning Authority before any works commence on site.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area within which the site is located.

137 **Application No:** 22/01475/FULL

Date Decision Issued: 16/09/2022

Ward: St. Andrews

Proposal: Siting of seating pods including canopy.

Location: 31 - 33 South Street St Andrews Fife KY16 9QR

Applicant: Mr Owen Hazel 31-33 South Street St Andrews UK KY16 9QR

Agent: Alan Findlay 6 Ardenconnel Way Rhu Helensburgh United Kingdom G84 8LU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A gap of at least 2m between the seating pod structures and the edge of the footway must be maintained at all times.
2. The development authorised by this permission shall be removed on or before 31st May 2024 and thereafter the land shall be reinstated to its former condition within one calendar month of the removal of the development.

Reason(s):

1. In the interest of pedestrian safety; to ensure the ease of passage and safety of pedestrians.
2. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

Ward: St. Andrews
Proposal: Erection of dwellinghouse (Demolition of existing dwellinghouse)
Location: 20 Lawhead Road East St Andrews Fife KY16 9ND
Applicant: Mr & Mrs Ronald & Barbara Fotheringham 20 Lawhead Road East St Andrews Fife KY16 9ND
Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY91AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junctions of both of the vehicular crossing where they meet the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
3. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority

5. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300- 0700hrs.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
4. To ensure all contamination within the site is dealt with.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
6. To protect the residential amenity of the residents of the dwellinghouse

139 **Application No:** 22/02309/FULL

Date Decision Issued: 16/09/2022

Ward: St. Andrews

Proposal: Part garage conversion with external alterations including installation of 3 no rooflights and replacement window, door and patio doors with recladding of rear elevations to rear extension to dwellinghouse

Location: 78 Hepburn Gardens St Andrews Fife KY16 9LN

Applicant: Mr & Mrs S. Paterson 78 Hepburn Gardens St Andrews Fife KY16 9LN

Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil Leven Fife KY8 3RS

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations.

Location: Lower Step Rock House 2 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

Applicant: Mr David Mouldsdale 5 Deerdykes Road Cumbernauld Scotland G68 9HF

Agent: Michael McGovern Montclair Bruce Terrace Kinghorn Scotland KY3 9TH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the modern door shown on Section C-C of approved drawing 06A is NOT APPROVED and shall be detailed as set out on condition 2 below.
2. The internal doors serving en-suite bathrooms 2 and 3, the hall bathroom, and the ½ glazed hall door leading into the dining room as detailed on approved drawing 03A shall be 4 panelled timber doors traditionally constructed to closely match the existing timber panelled doors.
3. FOR THE AVOIDANCE OF DOUBT, the existing original decorative corning within the hall as evidenced by the submitted photographs shall be retained and shall not be damaged and the proposed lowered hall ceiling (s) as shown and identified on approved drawing 12 shall be plastered ceilings with new plaster corning which matches the existing original hall corning.

Reason(s):

1. To protect the internal character and appearance of this statutory Listed Building.
2. To protect the internal character and appearance of this statutory Listed Building.
3. To protect the internal character and appearance of this statutory Listed Building.

141 **Application No:** 22/01496/FULL

Date Decision Issued: 20/09/2022

Ward: St. Andrews

Proposal: External alterations including extension to existing single storey extension to rear of dwelling

Location: Lower Step Rock House 2 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

Applicant: Mr David Mouldsdale 5 Deerdykes Road Cumbernauld Scotland G68 9HF

Agent: Michael McGovern Montclair Bruce Terrace Kinghorn Scotland KY3 9TH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY LANDSCAPE WORKS COMMENCE ON SITE, full material specifications and details for all landscape works as shown on approved drawing 03A shall be submitted for PRIOR approval in writing by this Planning Authority.

Thereafter the development shall be carried out in accordance with the materials and details approved unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

142Application No: 22/02486/ADV

Date Decision Issued: 21/09/2022

Ward: St. Andrews

Proposal: Display of 1 No. fascia sign and 1 No. projecting sign

Location: 114 Market Street St Andrews Fife KY16 9PB

Applicant: Mr Dave Bennett G25 Faraday House The Connection Newbury England
RG14 2FN

Agent: Katie Ronald 26 Osprey Court Hawkfield Way Bristol United Kingdom BS14
0BB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT AND AS AGREED; both the logos and the lettering to the fascia and projecting signs shall be in white powder coated stainless steel unless otherwise agreed in writing by this Planning Authority before the signs are installed.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

143 **Application No:** 22/01402/FULL

Date Decision Issued: 22/09/2022

Ward: St. Andrews

Proposal: Wire mesh panels to be added to existing railings

Location: Kirkheugh Shorehead St Andrews Fife KY16 9RG

Applicant: Ms Arabella Macritchie 98 Banbury Road Oxford UK OX2 6JT

Agent: Christine Palmer 11 Bankwell Road Anstruther Scotland KY10 3DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the metal mesh shall have a grid measuring close to 99 mm by 99 mm, it shall be non-ferrous in type, be coloured black and shall be attached on the stair side of the railings.
2. The wire mesh panels and associated fixings authorised by this permission shall be removed within 3 months of the date the property ceases to operate as a licensed house in Multiple Occupancy (HMO).

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area, within which the site is located..
2. The wire mesh panels are a temporary measure and are only acceptable as a temporary expedient.

144 **Application No:** 22/01403/LBC

Date Decision Issued: 22/09/2022

Ward: St. Andrews

Proposal: Listed building consent for wire mesh panels to be added to existing railings

Location: Kirkheugh Shorehead St Andrews Fife KY16 9RG

Applicant: Ms Arabella Macritchie 98 Banbury Road Oxford UK OX2 6JT

Agent: Christine Palmer 11 Bankwell Road Anstruther Scotland KY10 3DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the metal mesh shall have a grid measuring close to 99 mm by 99 mm, it shall be non-ferrous in type, be coloured black and shall be attached on the stair side of the railings.
2. The wire mesh panels and associated fixings authorised by this permission shall be removed within 3 months of the date the property ceases to operate as a licensed house in Multiple Occupancy (HMO).

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
2. The wire mesh panels are a temporary measure and are only acceptable as a temporary expedient.

145 **Application No:** 22/02721/ADV

Date Decision Issued: 23/09/2022

Ward: St. Andrews

Proposal: Display of non-illuminated vinyl fascia signs

Location: Aldi Supermarket Tom Stewart Lane St Andrews Fife KY16 8YB

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

Agent: Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland
EH3 8JB

Application Permitted - no conditions

146 **Application No:** 22/02870/CLE

Date Decision Issued: 23/09/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness Existing for the change of use from dwellinghouse (Class 9) to short term holiday let (Sui Generis)

Location: 12 Fleming Place St Andrews Fife KY16 8AE

Applicant: Mr Steven Balsillie Redriggs 1-3 Newtown Ceres United Kingdom KY15 5LZ

Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted - no conditions

147 **Application No:** 22/02670/FULL

Date Decision Issued: 26/09/2022

Ward: St. Andrews

Proposal: External painting of dwellinghouse

Location: 8 Balfour Place St Andrews Fife KY16 9RQ

Applicant: Mr Ronald Kay 8 Balfour Place St Andrews Fife KY16 9RQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on the approved drawings, all paint finishes to the external walls shall be with a breathable paint with a matt finish, windows shall be in an off-white colour with a satin finish, and the paint to the external front door shall have a satin finish.

Reason(s):

1. In the interests of protecting historic fabric and visual amenity: to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.

148 **Application No:** 22/02563/LBC

Date Decision Issued: 27/09/2022

Ward: St. Andrews

Proposal: Listed building consent for external painting.

Location: 8 Balfour Place St Andrews Fife KY16 9RQ

Applicant: Mr Ronald Kay 8 Balfour Place St Andrews Fife KY16 9 RQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on the approved drawings, all paint finishes to the external walls shall be with a breathable paint with a matt finish, windows shall be in an off-white colour with a satin finish, and the paint to the external front door shall have a satin finish.

Reason(s):

1. In the interests of protecting historic fabric and visual amenity: to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.

149 **Application No:** 22/02899/CLP

Date Decision Issued: 06/09/2022

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (proposed) for single storey extension to rear of dwellinghouse

Location: 7 Victoria Street Newport On Tay Fife DD6 8DJ

Applicant: Mrs Barbara MacArthur 7 Victoria Street Newport On Tay Fife DD6 8DJ

Agent: david wren 33/2 Church Street 33/2 Church Street Broughty Ferry Broughty Ferry, Dundee United Kingdom DD5 1HB

Application Permitted - no conditions

150 **Application No:** 22/01765/FULL

Date Decision Issued: 09/09/2022

Ward: Tay Bridgehead

Proposal: Formation of driveway opening onto an A classified road

Location: 24 Main Street Guardbridge St Andrews Fife KY16 0UG

Applicant: Ms Senga Oxenham Rose Cottage 24 Main Street Guardbridge Fife KY16 0UG

Agent:

Application Refused

Reason(s):

1. In the interests of protecting road and pedestrian safety; the proposal would result in the introduction of a sub-standard vehicular access onto a classified road which would fail to satisfy minimum requirements in respect of garden depth, turning area and visibility splays onto the public road, all of which would be to the detriment of road and pedestrian safety and contrary to Policies 1, 3 and 10 of the Adopted FIFEplan (2017) and Making Fife's Places - Supplementary Guidance (2018) - Appendix G: Fife Council Transportation Development Guidelines.

151 **Application No:** 22/02331/FULL

Date Decision Issued: 09/09/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to side of flatted dwelling

Location: 6 Tay Terrace Newport On Tay Fife DD6 8AZ

Applicant: Mr Graham Johnston 6 Tay Terrace Newport On Tay Fife DD6 8AZ

Agent: Charles Mackie 364 Perth Road Dundee Scotland DD2 1EN

Application Permitted - no conditions

152Application No: 22/01299/FULL

Date Decision Issued: 12/09/2022

Ward: Tay Bridgehead

Proposal: External alterations to Hangar 55 and 57

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mr Alexander Riach 55&57 55 Leuchars Station Leuchars Station Fife United Kingdom KY16 0JX

Agent: Alexander Riach DIO 12a RM Condor Arbroath Angus DD11 3SP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. The programme shall also include pre-development archaeological standing building recording of Hangar 55 and Hangar 57.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue any archaeological remains on the site in advance of development.

153 **Application No:** 22/01604/LBC

Date Decision Issued: 14/09/2022

Ward: Tay Bridgehead

Proposal: Listed building consent for internal and external alterations to Hangar 55

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mr Alexander Riach 12a RM Condor Arbroath Angus DD11 3SP

Agent: Jay jones Aurora Building 120 120 Bothwell Street GLASGOW United Kingdom G2 7JS

Application Permitted - no conditions

154 **Application No:** 22/01603/LBC

Date Decision Issued: 14/09/2022

Ward: Tay Bridgehead

Proposal: Listed building consent for internal and external alterations to Hangar 57

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mr Alexander Riach DIO 12a RM Condor Arbroath Angus DD11 3SP

Agent: Jay jones Aurora Building 120 120 Bothwell Street GLASGOW United Kingdom G2 7JS

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Planning permission in principle for the erection of dwellinghouse with associated vehicular access and parking (renewal of planning permission 19/02668/PPP)
Location: New Lulgate Lucklawhill Balmullo St Andrews Fife KY16 0BQ
Applicant: Mr Gordon Paton New Lulgate Lucklawhill Balmullo St Andrews Fife KY16 0BQ
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads, footpaths, the passing place required by condition 4, the visibility splays required by condition 2, the method of closure of the existing access, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and windows;
 - (d) A survey of all the trees on the site indicating their size and species indicating those to be felled to allow the development to proceed and the number location and species of the replacement planting required by condition 9;
 - (e) A protected species survey.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, visibility splays of 3m x 130m westbound and 3m x 210m eastbound shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all access driveways shall have been constructed in accordance with the current Fife Council Transportation Development Guidelines at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
4. Prior to occupation of the proposed dwellinghouse, the existing access to New Lulgate shall be closed off by permanent means to all vehicular traffic and the bellmouth shall be extended and modified to form a passing place which meets the standards contained in the Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all access to New Lulgate, the annex when it is converted to a dwellinghouse and the house hereby approved shall be taken by a single access point as identified on the block plan attached to Planning Application 15/04123/PPP.
5. Prior to occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
6. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a protected species survey shall be undertaken by an appropriately qualified individual, the outcomes of which are to be submitted to the planning authority for approval under the terms of Condition 1 above. Thereafter, any associated mitigation shall be carried out in accordance with the approved survey prior to the occupation of the dwellinghouse hereby approved.

7. Any tree and vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year.
8. To prevent the entrapment of animals all excavations shall be covered at the end of each working day, or include a means of escape for any animal falling in. Any temporarily exposed open pipe system shall be capped in order to prevent wildlife gaining access.
9. All trees felled on the site to accommodate the development shall be replaced with double the number of trees, all of which shall be of a native species, within the first planting season following the commencement of development on the site, unless agreed otherwise in writing with Fife Council as Planning Authority; the details of the felling and the replanting to be submitted under the terms of Condition 1 above.

Reason(s):

1. To ensure compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of road safety; to ensure adequate visibility at the junction of the proposed vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to provide mitigation for the impact of the additional traffic associated with the development on the public road network and to ensure that there is no increase of vehicular accesses onto unrestricted rural roads.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of natural heritage; to ensure that the development will not have an unacceptable adverse impact on any protected species using the site.
7. In the interests of safeguarding biodiversity.
8. In the interests of safeguarding biodiversity.
9. In the interests of enhancing biodiversity.

156 **Application No:** 22/02134/FULL

Date Decision Issued: 26/09/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse and installation of dormer extensions

Location: 15 Pitlethie Road Leuchars St Andrews Fife KY16 0EZ

Applicant: Mr Chris Niven 15 Pitlethie Road Leuchars St Andrews Fife KY16 0EZ

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed bedroom extensions, off street parking spaces shall be provided as shown on Drawing No. G305 REV C (03C - PROPOSED SITE PLAN) in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

157 **Application No:** 22/01743/FULL

Date Decision Issued: 29/09/2022

Ward: Tay Bridgehead

Proposal: Erection of boundary fence and domestic outbuilding (Retrospective)

Location: 4 Main Street Guardbridge St Andrews Fife KY16 0UG

Applicant: Mr Stephen Isaac 4 Main Street Guardbridge United Kingdom KY16 0UG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. WITHIN 2 MONTHS FROM THE DATE OF THIS DECISION, the boundary fence hereby approved shall be painted/stained grey in colour to match the grey colour of the existing front boundary fence and thereafter be permanently maintained as such unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

158 **Application No:** 22/02707/LBC

Date Decision Issued: 29/09/2022

Ward: Tay Bridgehead

Proposal: Listed building consent to repaint external walls and window frames

Location: 17 Inn Street Tayport Fife DD6 9AZ

Applicant: Prof Chris Gwenin 17 Inn Street Tayport Fife DD6 9AZ

Agent:

Application Permitted - no conditions

159 **Application No:** 22/02501/CLP

Date Decision Issued: 06/09/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for installation of external door and rooflight

Location: 6 Inzievar Courtyard Inzievar Oakley Dunfermline Fife KY12 8HB

Applicant: Mr and Mrs Malcom Robertson 6 Inzievar Courtyard Inzievar Oakley Dunfermline Fife KY12 8HB

Agent: David Blaikie 10 Deanhaugh Street Edinburgh United Kingdom EH4 1LY

Application Permitted - no conditions

160 **Application No:** 22/02333/FULL

Date Decision Issued: 07/09/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic garage and workshop

Location: Bungalow No 1 Longannet Kincardine Alloa Fife FK10 4AN

Applicant: Mr Nick Barrett 1 The Bungalow Longannet Scotland FK10 4AN

Agent: Ronan McGirr 13 Park Avenue Dunfermline Scotland KY12 7HX

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to side of dwellinghouse

Location: 7 Burnbank Cairneyhill Dunfermline Fife KY12 8FN

Applicant: Ms Allison McDonald 7 Burnbank Cairneyhill Dunfermline Fife KY12 8FN

Agent: Derek Balfour 3 Violet Place Lochgelly Fife KY5 9HU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.

162 **Application No:** 22/01832/FULL

Date Decision Issued: 13/09/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear and side of dwellinghouse

Location: 20 George Street Kincardine Alloa Fife FK10 4NR

Applicant: Mr and Mrs Gary and Claire Wemyss 20 George Street Kincardine Alloa Fife FK10 4NR

Agent: Lorraine Hamilton Dixon 1 Riverview Terrace Grahamsdyke Road Bo'ness West Lothian EH51 9ED

Application Permitted - no conditions

163 **Application No:** 22/02042/FULL

Date Decision Issued: 13/09/2022

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: 3 Allen Grove Comrie Dunfermline Fife KY12 9XH

Applicant: Mr & Mrs Allannah Black 3 Allen Grove Comrie Scotland KY12 9XH

Agent: Terri Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom FK7 9PD

Application Permitted - no conditions

164 **Application No:** 22/02269/FULL

Date Decision Issued: 21/09/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of detached garage/garden room within curtilage of the dwellinghouse

Location: Kirklands House 18 Bridge Street Saline Dunfermline Fife KY12 9TS

Applicant: Mr Peter Hart Kirklands House 18 Bridge Street Saline Dunfermline Fife KY12 9TS

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

165 **Application No:** 22/02570/FULL

Date Decision Issued: 21/09/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of canopy

Location: The Walled Garden Righead Farm Kincardine Fife

Applicant: Mrs Anne Crawford Righead Farm Kincardine By Alloa Scotland FK10 4AT

Agent: Mark Myles Broxden House Lamberkine Drive Perth Scotland PH1 1RA

Application Permitted - no conditions

166 **Application No:** 22/01747/FULL

Date Decision Issued: 23/09/2022

Ward: West Fife And Coastal Villages

Proposal: Alterations and extension to dwellinghouse

Location: 51 Station Road Oakley Dunfermline Fife KY12 9NW

Applicant: Mr & Mrs B Lawson 51 Station Road Oakley Dunfermline Fife KY12 9NW

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

167 **Application No:** 22/02233/FULL

Date Decision Issued: 28/09/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic outbuilding

Location: 1 Riggs View Cairneyhill Dunfermline Fife KY12 8XD

Applicant: Mrs Louise Paterson 1 Riggs View Cairneyhill Dunfermline Fife KY12 8XD

Agent: Terence Hughes 12 Corsie Drive Perth Scotland PH2 7BU

Application Permitted - no conditions

168 **Application No:** 22/02414/LBC

Date Decision Issued: 28/09/2022

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for alterations to existing window to form door and installation of rooflight

Location: 6 Inzievar Courtyard Inzievar Oakley Dunfermline Fife KY12 8HB

Applicant: Mr and Mrs Malom Robertson 6 Inzievar Courtyard Inzievar Oakley Dunfermline Fife KY12 8HB

Agent: David Blaikie 10 Deanhaugh Street Edinburgh United Kingdom EH4 1LY

Application Permitted - no conditions

169 **Application No:** 22/02531/FULL

Date Decision Issued: 28/09/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of agricultural shed re submission (resubmission 21/03893/FULL)

Location: Devonside Farm Devonside Saline Dunfermline Fife KY12 9LN

Applicant: Mr Graeme Stewart Devonside Farm Devonside Saline Dunfermline Fife KY12 9LN

Agent: James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

Application Permitted - no conditions