



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 2/20/2023 - 3/19/2023

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

1 **Application No:** 22/03723/FULL **Date Decision Issued:** 22/02/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 274 Den Walk Methil Leven Fife KY8 3DD

Applicant: Ms K Martin 274 Den Walk Methil Leven Fife KY8 3DD

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

2 **Application No:** 23/00038/FULL **Date Decision Issued:** 24/02/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension and formation of raised platform to rear of dwellinghouse

Location: 9 Inch View Kinghorn Burntisland Fife KY3 9SH

Applicant: Mr Nicholas Farr 9 Inch View Kinghorn Burntisland Scotland KY3 9SH

Agent: Grant Young 35 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

3 **Application No:** 21/01466/LBC **Date Decision Issued:** 03/03/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of electric vehicle charge point to rear of dwellinghouse

Location: Victoria Cottage Lammerlaws Road Burntisland Fife KY3 9BS

Applicant: Mr Ian Quinney Victoria Cottage Lammerlaws BURNTISLAND United Kingdom
KY3 9BS

Agent:

Application Permitted - no conditions

4 **Application No:** 22/04273/FULL **Date Decision Issued:** 03/03/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement windows

Location: 10 St Clairs Court Kinghorn Burntisland Fife KY3 9SW

Applicant: Mr E MacLeod 10 St Clairs Court Kinghorn Burntisland Fife KY3 9SW

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

Application Refused

Reason(s):

1. In the interests of visual amenity and preserving the character of the Conservation Area; the proposed windows by virtue of their design, uPVC frames and tilt and turn opening method would not preserve or enhance the character of the surrounding Kinghorn Conservation Area, contrary to Policies 7 and 14 of NPF4 (2023), Policies 1, 10 and 14 of the Approved FIFEplan (2017), Kinghorn Conservation Area Appraisal and Management Plan (2005) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

5 **Application No:** 23/00159/FULL **Date Decision Issued:** 03/03/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of raised platform to rear of dwellinghouse

Location: 57 Inchgarvie Avenue Burntisland Fife KY3 0BX

Applicant: Mr G Florence 57 Inchgarvie Avenue Burntisland Fife KY3 0BX

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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. The hereby approved 1.8m high frosted glazed privacy screen to be installed along the eastern side of the raised platform shall be erected prior to use of the raised platform. The frosted glazed privacy screen 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interests of residential amenity; to protect the privacy enjoyed within the neighbouring property.

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of holiday accommodation building (11 units) with associated workshop, footpaths, landscaping and infrastructure work including relocation of 3 caravans (demolition of ancillary buildings)
Location: Pettycur Bay Holiday Park Burntisland Road Kinghorn Burntisland Fife KY3 9YE
Applicant: Mr Tom Wallace Reception Building Pettycur Bay Holiday Park Kinghorn United Kingdom KY3 9YE
Agent: Ross Manson 25 Ainslie Place Edinburgh United Kingdom EH3 6AJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The holiday accommodation, hereby approved, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year.
3. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of landscaping including a landscaping plan 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 earth mounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details shall also include details of all proposed boundary treatments and retaining walls. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
4. 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.
5. BEFORE THE OCCUPATION OF THE HOLIDAY ACCOMMODATION UNITS; there shall be provided within the curtilage of the site 22 vehicular parking spaces, 3 accessible vehicular parking spaces and 11 cycle parking spaces in accordance with appendix G of the current Fife Council Making Fife's Places and as per the layout shown on the approved Site Layout Drawing (Plan Reference 03A). The parking spaces shall be retained for the lifetime of the development.
6. The, hereby approved wheel cleaning facilities shall be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
7. No building demolition or vegetation clearance 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that proper control is retained over the development and that the site does not become permanent residential accommodation.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. 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.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
7. In the interests of species protection.

7 **Application No:** 22/04066/FULL **Date Decision Issued:** 09/03/2023

Ward: Cowdenbeath

Proposal: Single storey extension to side of dwellinghouse

Location: 28 Bruce Road Crossgates Fife KY4 8AZ

Applicant: Mr Dave Watters 28 Bruce Road Crossgates KY4 8AZ

Agent: Alison Arthur 85 High Street Newburgh KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

8 **Application No:** 22/01886/FULL **Date Decision Issued:** 10/03/2023

Ward: Cowdenbeath

Proposal: Extension to social club and formation of access ramp

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 with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

9 **Application No:** 22/02574/FULL **Date Decision Issued:** 10/03/2023

Ward: Cowdenbeath

Proposal: Change of use from hotel (Class 7) to 5 flatted dwelling houses (Sui Generis) and 2 retail units (Class 1) erection of separate garage block and associated infrastructure, parking and landscaping

Location: The Crown Hotel 6 High Street Cowdenbeath Fife KY4 9NA

Applicant: Mr Rudi Tanner 15 Henderson Street Kingseat Dunfermline United Kingdom KY12 0TP

Agent: Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of any dwelling or retail unit, the raised speed hump on the shared private vehicular access shall be located and constructed as per the specification and layout shown on shown on Drawing Nos 6199-ORA-XX-XX-DR-A-1004 Rev C and 6199-ORA-XX-XX-DR-A-5000 Rev A.
3. Prior to the first occupation of any dwelling or retail unit, there shall be provided within the curtilage of the site 16 communal car parking spaces for vehicles in accordance with the current Fife Council Making Fifes Places Appendix G and as per the layout shown on shown on Drawing Nos 6199-ORA-XX-XX-DR-A-1004 Rev C. The parking spaces shall be retained for the lifetime of the development.
4. PRIOR TO THE OCUPTAION OF THE DEVELOPMENT HEREBY APPROVED, details of the measures identified in section 5 of the FRA which are to be implemented shall be submitted for the written approval of Fife Council as planning authority. Such details/specifications shall then be carried out in accordance with the details provided, prior to occupation, unless otherwise agreed in writing with Fife Council as planning authority.
5. Prior to the occupation of the development: confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
6. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to occupation; unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate measures to reduce the speed of vehicles when approaching the junction with the public footway.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of flood risk mitigation
5. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
6. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.

10 **Application No:** 22/04172/FULL

Date Decision Issued: 10/03/2023

Ward: Cowdenbeath

Proposal: Single storey extension to side/rear and installation of replacement roof covering of dwellinghouse

Location: The Cottage 2 Coaledge Crossgates Cowdenbeath Fife KY4 8HB

Applicant: Mr Michael Martin The Cottage 2 Coaledge Crossgates KY4 8HB

Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the extended areas of the dwelling, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the occupation of the extended areas of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The driveway shall have an absolute minimum depth of 5 metres from the rear of the public footway and the parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 off-street parking facilities.

11 **Application No:** 22/03429/FULL **Date Decision Issued:** 23/02/2023

Ward: Cupar

Proposal: Installation of replacement windows and door

Location: 11G Bonnygate Cupar Fife KY15 4BU

Applicant: Ms So Yi Cat Ho 11G Bonnygate Cupar Fife KY15 4BU

Agent: Craig Gilchrist 64 Fergus Square Arbroath Angus Dd113dw

Application Refused

Reason(s):

1. The proposed windows and door, by virtue of their modern design, construction, non-traditional UPVC framing material and the window opening method would adversely affect the appearance and character of the building, the terrace, and the surrounding Conservation Area. The proposals are contrary to National Planning Framework 4 Policies 7, 14 and Appendix D - Six Qualities of Successful Places, Historic Environment Scotland (HES) Policy Statement (2019), Historic Environment Scotland Managing Change in the Historic Environment - Windows (2018), Doorways (2010), Policies 1, 10 and 14 of the Adopted FIFEplan (2017), Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018) and the Cupar Conservation Area Appraisal and Management Plan (2010), and are therefore recommended for refusal.

12 **Application No:** 22/04090/FULL

Date Decision Issued: 02/03/2023

Ward: Cupar

Proposal: Conversion of outbuilding to allow self-contained accommodation

Location: Ash Cottage Dron Dairsie Cupar Fife KY15 4RW

Applicant: Mr William McGukin Ash Cottage Dron Dairsie Cupar Fife KY15 4RW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained outbuilding 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.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Cupar
Proposal: Change of use from bank (Class 2) to restaurant (Class 3) and installation of flue.
Location: 18 Crossgate Cupar Fife KY15 5HH
Applicant: Sava Estates 18 Crossgate Cupar Scotland KY15 5HH
Agent: Don Bennett 10 Park Court Glasgow Scotland G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE WORKS COMMENCE ON SITE, a scheme designed to mitigate the effects on sensitive premises/areas (i.e neighbouring properties and road) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority.
3. Prior to the operation of the use, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions must be submitted and approved in writing by the Planning Authority. Any proposed system must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with the Planning Authority.
4. 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, daytime shall be 07:00-23:00hrs and night-time shall be 23:00-07:00hrs.

5. All activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays
08.00 and 13.00hours Saturdays
With no working Sundays or Public Holidays

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding the amenity of neighbouring residential dwellings
3. In the interest of safeguarding residential amenity.
4. In the interest of safeguarding residential amenity.
5. In the interest of safeguarding residential amenity.

14 **Application No:** 22/04155/LBC

Date Decision Issued: 06/03/2023

Ward: Cupar

Proposal: Listed building consent for installation of flue

Location: 18 Crossgate Cupar Fife KY15 5HH

Applicant: Sava Estates 18 Crossgate Cupar Scotland KY15 5HH

Agent: Don Bennett 10 Park Court Glasgow Scotland G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Ward: Cupar

Proposal: Change of use from garage and car showroom (Sui Generis) to retail (Class 1) and cafe (Class 3) and erection of single storey link and extensions and external alterations and installation of replacement windows and fascia sign and outdoor seating area

Location: Car Showroom/Garage East Bridge Cupar Fife KY15 4HB

Applicant: Mr D Scanlon 70 Hamilton Drive Glasgow Scotland G12 8DR

Agent: Kevin Duguid 53 Albert Street Aberdeen Scotland AB25 1XT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 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 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 planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

All land contamination reports shall be prepared in accordance with CLR11, 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

3. 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 2;. 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 development work on site (save for site investigation work) 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 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 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 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.

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.

5. 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.

6. Prior to any works starting on site, the applicant shall construct a 3m wide footway along the North boundary of the site at East Burnside in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.. For the avoidance of doubt, the footway shall have 100mm upstand kerbs along the whole of its length and shall not narrow the adopted carriageway at East Burnside in any way.
7. Details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions must be submitted and approved in writing by Fife Council as Planning Authority. Any proposed system approved must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Planner.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate footway design layout and construction.
6. In the interests of providing an appropriate ventilation system.
7. In the interests of preventing unacceptable noise levels.

16 **Application No:** 22/03214/FULL

Date Decision Issued: 09/03/2023

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse.

Location: Mons Cottage Chance Inn Cupar Fife KY15 5QJ

Applicant: Mr Callum Watt Mons Cottage Chance Inn Cupar Fife KY15 5QJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 Classes 1C and 3A shall be undertaken without the express prior consent of this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, AND BEFORE ANY WORKS TO THE EXTENSION COMMENCE ON SITE, the existing vehicular access shall be widened as confirmed on approved drawing 02C to accommodate the 2 off-street parking spaces as shown and in accordance with the current Fife Council Transportation Development Guidelines and thereafter both parking spaces shall be maintained and kept available as such.
4. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the constraints of the site and its layout and the need to prevent uncontrolled site coverage.
3. To ensure adequate provision of off-street car parking before, during and after construction.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

Ward: Cupar
Proposal: Planning permission in principle for erection of two dwellinghouses (Class 9) and formation of access and associated infrastructure
Location: Land At Ferrymuir Farm Westfield Road Cupar Fife
Applicant: Mr Brian Bayne Trynlaw Drum Road Cupar Scotland KY15 5RW
Agent: Andrew Bayne Hill of Morphie Hill of Morphie St Cyrus Aberdeenshire DD10 0AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. 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 and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, 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, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with National Planning Framework 4 (2023) and Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). 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);
 - (g) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).

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.

3. The dwellinghouse provided 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, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
4. 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 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 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 planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

All land contamination reports shall be prepared in accordance with CLR11, 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

5. 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 4. 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 development work on site (save for site investigation work) 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 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 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 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.

6. 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.

7. Prior to occupation of each of the proposed dwellinghouses, a minimum of 2 off-street parking spaces per 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of each site in accordance with the current Fife Council Parking Standards. The parking spaces shall thereafter, be retained throughout the lifetime of the development for the purposes of off street parking.
8. Prior to the first use of the proposed new vehicular access, visibility splays of 2m x 43m shall provided to the North and to the South at the junction of the vehicular crossing and the public adopted road known as Drum 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. For the avoidance of doubt, all roadside boundary markers along the frontage of the site, IE, walls, fences, planting, shrubs etc. shall be maintained in perpetuity outwith the visibility splay line or at a height not exceeding 600mm above the adjacent carriageway level.
9. Prior to the first use of the proposed new vehicular access, the existing access shall be closed off by permanent means to all vehicular traffic.
10. Prior to the occupation of the first dwellinghouse, the first two metre length of the vehicular access driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
11. Mitigation measures identified within the Preliminary Bat Roost Assessment (August 2022) should be undertaken during demolition and construction.

12. 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 35 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, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to ensure that there is no intensification of use of a substandard access.
9. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
10. In the interests of road safety. To ensure the provision of adequate off street parking facilities.
11. To protect bats on site.
12. In the interests of protecting residential amenity.

18 **Application No:** 22/03146/FULL

Date Decision Issued: 17/03/2023

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse and external alterations

Location: 1 Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Mr P Martin 1 Anstruther Road Ceres Cupar Fife KY15 5NH

Agent: Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE EXTENSION HEREBY APPROVED IS OCCUPIED, 2 off-street parking spaces and the manoeuvring space as shown on approved drawing 06B shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawings 03A - Proposed Site Plan and 06B - Proposed Plans, the existing vehicular access shall be widened to no more than 4.0 metres and a sliding timber vehicular gate as shown on approved drawing 07C - Proposed Elevations shall be installed.
4. All new stone details to the north-west boundary wall as shown on approved drawing 07C - West Elevation, shall be constructed in natural stone of a type, colour, size, and coursing and with lime mortar (no cement) to match the existing stonework.
5. FOR THE AVOIDANCE OF DOUBT, and unless otherwise agreed in writing with this Planning Authority, and BEFORE ANY WORKS COMMENCE ON SITE, the boundary fence and gate enclosing the parking area within the rear garden as shown on approved drawing 06B shall match the style and colour of the proposed sliding vehicular gate as detailed on approved drawing 07C.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking.
3. In the interests of visual amenity and to minimise the loss of important historic fabric.
4. In the interests of visual amenity; to ensure the proposed external finishes do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.
5. In the interests of visual amenity; to ensure the proposed external details do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.

19 **Application No:** 22/03572/LBC

Date Decision Issued: 17/03/2023

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse and external alterations.

Location: 1 Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Mr P Martin 1 Anstruther Road Ceres Cupar Fife KY15 5NH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORK STARTS ON SITE, and NOT WITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 07C, samples of the extension wall cladding, paving to the front garden and gravel to the parking area shall be submitted for the prior written approval of this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawings 03A - Proposed Site Plan and 06B - Proposed Plans, the existing vehicular access shall be widened to no more than 4.0 metres and a sliding vertically lined timber vehicular gate as shown on approved drawing 07C - Proposed Elevations shall be installed.
4. All new stone details to the north-west boundary wall as shown on approved drawing 07C - West Elevation, shall be constructed in natural stone of a type, colour, size, and coursing and with lime mortar (no cement) to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure the proposed finishing materials do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.
3. In the interests of visual amenity and to minimise the loss of important historic fabric.
4. In the interests of visual amenity; to ensure the proposed external finishes do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.

20 **Application No:** 22/03562/FULL

Date Decision Issued: 24/02/2023

Ward: Dunfermline Central

Proposal: Change of use of first floor commercial unit (Class 1) to no.3 bedroom flatted dwelling (Sui Generis)

Location: 25 Bruce Street Dunfermline Fife KY12 7AG

Applicant: Mr Graeme Nicol 25 FIRST FLOOR Bruce Street Dunfermline Scotland KY12 7AG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed sound insulation measures as specified within the submitted noise impact assessment report (Plan Reference 04) dated 13 October 2017 shall be carried out in full BEFORE THE DEVELOPMENT IS OCCUPIED.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity

21 **Application No:** 22/02678/NMV1 **Date Decision Issued:** 03/03/2023

Ward: Dunfermline Central

Proposal: Single storey extension to the side of dwellinghouse (Non-Material Variation to 22/02678/FULL for amendments to wall finishes)

Location: 11 Gordon Terrace Dunfermline Fife KY11 3BH

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

Agent: Mia Delnevo Centrum Building 38 Queen Street Glasgow G1 3DX

Application Permitted - no conditions

22 **Application No:** 22/03807/FULL

Date Decision Issued: 06/03/2023

Ward: Dunfermline Central

Proposal: First floor extension to side and single storey extension to rear of dwellinghouse

Location: 32 St Johns Drive Dunfermline Fife KY12 7TL

Applicant: Mrs A Cunningham 32 St Johns Drive Dunfermline KY12 7TL

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

23 **Application No:** 23/00246/FULL

Date Decision Issued: 09/03/2023

Ward: Dunfermline Central

Proposal: Porch extension to front of dwellinghouse

Location: 4 Pitfirrane Park Crossford Dunfermline Fife KY12 8NU

Applicant: Mr F Doig 4 Pitfirrane Park Crossford Dunfermline Fife KY12 8NU

Agent: John Raeburn 12 Tanna Drive Glenrothes Fife KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

24 **Application No:** 22/03421/LBC

Date Decision Issued: 17/03/2023

Ward: Dunfermline Central

Proposal: Listed building consent for the installation of freestanding access ramp

Location: North Parish Church Golfdrum Street Dunfermline Fife KY12 8EB

Applicant: Dunfermline North Parish Church North Parish Church Golfdrum Street
Dunfermline United Kingdom KY12 8EB

Agent: Derek Ross Unit 2/3 Burnside Business Court North Road Inverkeithing United
Kingdom KY11 1NZ

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Erection of dwellinghouse with associated parking and access (Renewal of 18/02500/FULL)

Location: Land To South Of Viewfield House Viewfield Terrace Dunfermline Fife

Applicant: Mr & Mrs Raymond Smith 15 Springfield Street Edinburgh EH6 5EF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 occupation of the dwellinghouse hereby approved, there shall be provided within the curtilage of the site 2 No parking spaces for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained in perpetuity.
4. For the avoidance of doubt, the location of the new vehicular access and the reconfiguration of the existing on-street parking area on Viewfield Terrace shall be as per the layout shown on Drawing No 033 Rev D (Site Plan as Proposed).
5. For the avoidance of doubt, down takings of the existing wall on the western boundary shall be reused in the realignment of the wall to form the new access.
6. The tree identified as 1317 on the submitted tree protection plan can be removed/altered accordingly. Any proposed works should be formally agreed with Fife Council as Planning Authority.
7. All windows serving habitable rooms on the first floor, eastern elevation of the dwellinghouse hereby approved shall be obscurely glazed prior to the occupation of the dwellinghouse. The windows shall thereafter remain obscurely glazed for the lifetime of the development, unless otherwise agreed in writing with Fife Council as Planning Authority.
8. Prior to occupation of the dwellinghouse hereby approved, the construction of the new vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate construction.
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 an adequate design layout and the retention of adequate on-street parking facilities.
5. To retain the historic fabric of the wall as far as possible, in the interest of protecting the historic built environment.
6. In the interest of safety; to ensure the tree poses no threat to the dwellinghouse hereby approved.
7. In the interest of protecting existing levels of privacy and to minimise the impact on residential amenity relative to Hartley House to the east.
8. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

26 **Application No:** 22/04221/FULL

Date Decision Issued: 17/03/2023

Ward: Dunfermline Central

Proposal: Erection of double domestic garage with first floor accommodation and alterations to vehicular entrance

Location: 26 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr James Mcgee 26 Garvock Hill Dunfermline Scotland KY12 7UU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the widened vehicular access coming into use, the construction of any widening of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the new garage and first floor accommodation coming into use, the existing eastern vehicular crossing of the footway shall be taken out and replaced with a 6 metre length of footway with upstand kerbing. These works shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 an adequate design layout and construction.

27 **Application No:** 22/04247/FULL

Date Decision Issued: 17/03/2023

Ward: Dunfermline Central

Proposal: Installation of refrigeration associated plant and machinery and 3 no. air source heat pumps; erection of bollard and palisade fencing; and re-location of bin store

Location: Aldi 18 - 20 Halbeath Road Dunfermline Fife KY12 7QY

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

28 **Application No:** 23/00238/CLP

Date Decision Issued: 22/02/2023

Ward: Dunfermline North

Proposal: Certificate of lawfulness (proposed) for installation of window to side and French windows with associated raised platform to rear of dwellinghouse

Location: 22 Neidpath Place Dunfermline Fife KY12 0XJ

Applicant: Ms Lynn Tierney 22 Neidpath Place Dunfermline Fife KY12 0XJ

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted - no conditions

29 **Application No:** 23/00135/ADV

Date Decision Issued: 23/02/2023

Ward: Dunfermline North

Proposal: Display of non-illuminated freestanding sign and flags

Location: Land To East Of Whitefield Road Dunfermline Fife

Applicant: Miss Paula McKeown 1 Masterton Park South Castle Drive Dunfermline Fife
KY11 8NX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the flags and sign hereby approved shall be removed from the site within 5 years from the date of this consent.
2. No part of the sign or flags shall be located within 12 metres of the southern carriageway kerb of Kingseat Road or within 12 metres of the western carriageway kerb of Kingseat Road.

Reason(s):

1. In the interests of visual and residential amenity, to ensure that the signage does not cause any additional impact on the visual amenity of the road junction and any future housing site.
2. In the interest of road safety and to prevent obstruction and distraction to drivers.

30 **Application No:** 23/00030/FULL **Date Decision Issued:** 24/02/2023

Ward: Dunfermline North

Proposal: Single storey extension to rear of flatted dwelling

Location: 41 Victoria Street Dunfermline Fife KY12 0LP

Applicant: Mrs L Burgess 41 Victoria Street Dunfermline Fife KY12 0LP

Agent: Colin Watson Exactive House 6 Pitreavie Court Pitreavie Business Park
Dunfermline United Kingdom KY11 8UU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

31 **Application No:** 22/04169/CLP

Date Decision Issued: 08/03/2023

Ward: Dunfermline North

Proposal: Certificate of lawfulness (proposed) for use of domestic outbuilding as business

Location: 50 Thistle Street Dunfermline Fife KY12 0JA

Applicant: Miss Robyn Vick 50 Thistle street Dunfermline United Kingdom KY12 0JA

Agent:

Application Withdrawn

32 **Application No:** 23/00278/FULL

Date Decision Issued: 15/03/2023

Ward: Dunfermline North

Proposal: Side and rear extension to dwellinghouse.

Location: 24 Main Street Kingseat Dunfermline Fife KY12 0TH

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

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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

33 **Application No:** 22/04018/FULL

Date Decision Issued: 17/03/2023

Ward: Dunfermline North

Proposal: Formation of extended raised decking to rear of dwellinghouse

Location: 9A Thistle Street Dunfermline Fife KY12 0JA

Applicant: Miss Lysha Stanton 9A Thistle Street Dunfermline KY12 0JA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

34 **Application No:** 23/00052/FULL

Date Decision Issued: 17/03/2023

Ward: Dunfermline North

Proposal: Change of use of vacant outbuilding to form self-contained accommodation

Location: Halbeath House Kingseat Road Halbeath Dunfermline Fife KY12 0UB

Applicant: Mr Elliot Lee & Mrs Juliet Hamilton-Lee Halbeath House Kingseat Road Dunfermline Fife Scotland KY12 0UB

Agent: Ian Forbes The Station Masters Office Station Master's Office Station Road South Queensferry United Kingdom EH30 9JP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The ancillary 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. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
3. Prior to the development coming into use; all measures as advised within Section 5 and 6 of the Species Protection Plan (Document 08) shall be carried out in full.
4. Prior to the occupation of the ancillary accommodation, 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).
5. Prior to the occupation of the ancillary accommodation, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
3. as compensation for the loss of rooting features and to ensure the protected species are not impacted by the proposed development.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

35 **Application No:** 22/04277/FULL **Date Decision Issued:** 24/02/2023

Ward: Dunfermline South

Proposal: Erection of relocated boundary wall (Retrospective)

Location: 18 Vorlich Way Dunfermline Fife KY11 8JB

Applicant: Mr Robin Irwin 18 Vorlich Way Dunfermline Fife KY11 8JB

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted - no conditions

36 **Application No:** 23/00080/FULL

Date Decision Issued: 24/02/2023

Ward: Dunfermline South

Proposal: Alterations and single storey garage extension to side of dwellinghouse

Location: 42 Fergusson Road Dunfermline Fife KY11 8NA

Applicant: Mrs Sophie Bayne 42 Fergusson Road Dunfermline Fife Scotland KY11 8NA

Agent: Alastair Barclay Smiddy House Shiresmill By Blairhall Dunfermline Scotland KY12 8ER

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the garage hereby approved coming into use, the construction of any new vehicular crossing of the service strip shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G.
3. Prior to the garage hereby approved coming into use, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Making Fifes Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 off-street parking facilities.

37 **Application No:** 22/04297/CLP

Date Decision Issued: 01/03/2023

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for external alterations to dwellinghouse

Location: 30 Eardley Crescent Dunfermline Fife KY11 8NE

Applicant: Mrs L Dykes 30 Eardley Crescent Dunfermline United Kingdom KY11 8NE

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

Application Permitted - no conditions

38 **Application No:** 23/00211/FULL

Date Decision Issued: 03/03/2023

Ward: Dunfermline South

Proposal: Single storey extension to front of dwellinghouse

Location: 4 Juniper Grove Dunfermline Fife KY11 8BQ

Applicant: Mr and Mrs D Graham 4 Juniper Grove Dunfermline Fife KY11 8BQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

39 **Application No:** 22/04033/FULL

Date Decision Issued: 10/03/2023

Ward: Dunfermline South

Proposal: Single storey extension and formation of raised platform to rear of dwellinghouse.

Location: 26 Aberdour Road Dunfermline Fife KY11 4PD

Applicant: Mr A Todd 26 Aberdour Road Dunfermline Fife KY11 4PD

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

40 **Application No:** 22/04180/FULL **Date Decision Issued:** 10/03/2023

Ward: Dunfermline South

Proposal: Alterations and extensions to side and rear of dwellinghouse

Location: 25 Holly Crescent Dunfermline Fife KY11 8BY

Applicant: Mr Colin Beckett 25 Holly Crescent Dunfermline Fife KY11 8BY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

41 **Application No:** 23/00249/FULL **Date Decision Issued:** 13/03/2023

Ward: Dunfermline South

Proposal: Single storey ancillary building to side of dwellinghouse

Location: 68 Fergusson Road Dunfermline Fife KY11 8NA

Applicant: Mr Omar Al-Asam c/o EKJN Architects 129 High Street Linlithgow UK EH49 7EJ

Agent: Scott Wallace Bryerton House 129 High Street Linlithgow West Lothian EH49 7EJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

42 **Application No:** 22/04168/LBC

Date Decision Issued: 22/02/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to dwellinghouse (amendment to 19/03273/LBC)

Location: Watch House Castle Walk Crail Fife KY10 3SP

Applicant: Mrs Margaret Dellafera Watch House Castle Walk Crail Fife KY10 3SP

Agent: Piotr Zalewski 1 John's Place Edinburgh UK EH6 7EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) to the re-pointing works to the external walls. All stone details or repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Conservation Area and Category C Listed Building.

43 **Application No:** 22/04170/FULL

Date Decision Issued: 22/02/2023

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse (amendment to 19/02997/FULL)

Location: Watch House Castle Walk Crail Fife KY10 3SP

Applicant: Mrs Margaret Dellafera Watch House Castle Walk Crail Fife KY10 3SP

Agent: Piotr Zalewski 1 John's Place Edinburgh UK EH6 7EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) to the re-pointing works to the external walls. All stone details or repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Conservation Area and Category C Listed Building.

44 **Application No:** 22/04130/FULL **Date Decision Issued:** 24/02/2023

Ward: East Neuk And Landward

Proposal: External alterations to ground floor property.

Location: 15 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mrs Elizabeth Tobon 15 Rodger Street Anstruther Scotland KY10 3DU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the paint finish to the fascia sign and lettering hereby approved shall be of a matt finish.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests 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.

45 **Application No:** 22/04131/LBC

Date Decision Issued: 24/02/2023

Ward: East Neuk And Landward

Proposal: External alterations to ground floor property

Location: 15 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mrs Elizabeth Tobon 15 Rodger Street Anstruther Fife KY10 3DU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the paint finish to the fascia sign and lettering hereby approved shall be of a matt finish.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests 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.

Ward: East Neuk And Landward**Proposal:** Single storey extension to side of dwellinghouse with alterations to existing outbuilding, replacement doors and windows, erection of garden shed.**Location:** 18 West Shore Pittenweem Anstruther Fife KY10 2NU**Applicant:** Mr. & Mrs. A. & G. Wright 18 West Shore Pittenweem Anstruther Fife KY10 2NU**Agent:** JON FRULLANI 140 Perth Road Dundee United Kingdom DD1 4JW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.

3. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the dwellinghouse hereby approved shall be white painted timber framed vertically sliding sash and case, traditionally constructed to match existing with a maximum glazing depth of 12mm and thereafter permanently maintained as such with no visible external trickle vents.
4. FOR THE AVOIDANCE OF DOUBT, the proposed side extension hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse as a domestic art studio with associated living accommodation and not as a separate dwellinghouse. Furthermore, the extension 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category B Listed Building and Pittenweem Conservation Area is maintained.
4. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension to side of dwellinghouse with alterations to existing outbuilding, replacement doors and windows, erection of garden shed and internal alterations of dwellinghouse

Location: 18 West Shore Pittenweem Anstruther Fife KY10 2NU

Applicant: Mr. & Mrs. A. & G. Wright 18 West Shore Pittenweem Anstruther Fife KY10 2NU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the dwellinghouse hereby approved shall be white painted timber framed vertically sliding sash and case, traditionally constructed to match existing with a maximum glazing depth of 12mm and thereafter permanently maintained as such with no visible external trickle vents.
3. FOR THE AVOIDANCE OF DOUBT, the proposed side extension hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse as a domestic art studio with associated living accommodation and not as a separate dwellinghouse. Furthermore, the extension 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category B Listed Building and Pittenweem Conservation Area is maintained.
3. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

48 **Application No:** 22/03637/FULL **Date Decision Issued:** 02/03/2023

Ward: East Neuk And Landward

Proposal: Installation of dormer extension to dwellinghouse

Location: The Little Cottage Ferry Road Earlsferry Leven Fife KY9 1AJ

Applicant: Mrs Moira Jane Simpson The Little Cottage Ferry Road Earlsferry Leven Fife KY9 1AJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

49 **Application No:** 22/04085/FULL

Date Decision Issued: 03/03/2023

Ward: East Neuk And Landward

Proposal: Erection of rear extension to dwellinghouse and alterations to garage to install solar panels and air source heat pump

Location: 30 George Street Cellardyke Anstruther Fife KY10 3AU

Applicant: Mrs R Purdie 30 George Street Cellardyke Anstruther Fife KY10 3AU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the residential amenity of the owners and neighbouring properties.

50 **Application No:** 22/04234/FULL

Date Decision Issued: 03/03/2023

Ward: East Neuk And Landward

Proposal: Single storey glazed extension to rear of dwellinghouse

Location: 2 Chesterhill Steading Boarhills St Andrews Fife KY16 8PP

Applicant: Mr Gordon Muir-Carby 2 Chesterhill Steading Boarhills St Andrews Fife KY16 8PP

Agent: Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

51 **Application No:** 22/04213/FULL **Date Decision Issued:** 06/03/2023

Ward: East Neuk And Landward

Proposal: Single storey rear extension, rear dormer extension and roof terrace to dwellinghouse (amendment to 22/00916/FULL)

Location: 13 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr & Mrs Ralph Colaluca 13 St Adrians Place Anstruther Fife KY10 3DX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

52 **Application No:** 22/03619/LBC

Date Decision Issued: 09/03/2023

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement rooflights and windows and amendments to 21/01704/LBC.

Location: Waid Academy Farm Road Anstruther Fife

Applicant: Mr Keith Burns 25A Rutland Square Edinburgh Scotland EH1 2BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No works of demolition shall take place until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme, which has a current full planning permission.
2. BEFORE THE CONSTRUCTION OF ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'C' Listed Building and its setting and the adjacent Anstruther Conservation Area.
2. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position within the curtilage of a Statutory 'C' Listed Building located adjacent to the Anstruther Conservation Area.

Ward: East Neuk And Landward

Proposal: Change of use from school (Class 10) to form 9 flatted dwellings (Sui Generis) including installation of replacement windows and doors and erection of 10 terraced dwellings and associated access, parking and landscaping works (amendment to 21/01707/FULL to allow substitution of house-types (10 flatted dwellinghouse (Sui Generis) and 9 dwellinghouses (Class 9) and amended site layout).

Location: Waid Academy Farm Road Anstruther Fife

Applicant: Mr Keith Burns 25A Rutland Square Edinburgh Scotland EH1 2BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE CONSTRUCTION OF ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. BEFORE ANY WORKS START ON SITE, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished floor level(s) of the new build development relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the new build development proceeds. The developer shall notify this Planning Authority at the stages listed below in order to obtain their written approval that works are proceeding in accordance with details approved as part of their planning permission:-
 - a) Immediately prior to the completion of the ground floor, finished floor level of the new build units.
 - b) When the roof trusses have been erected but before roof covering takes place on the new build units.
3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping shall be carried out only in full accordance with such approved details unless otherwise agreed in writing with this Planning Authority. For the avoidance of doubt, all landscaping planting of trees and shrubs shall use only species of native origin.
4. 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.
5. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare arrangements of the proposed landscaping and planting shall be submitted to and agreed in writing with Fife Council as Planning Authority. For the avoidance of doubt, the submitted details shall include any factoring or management regimes proposed including timescales; and, once agreed, those arrangements shall be complied with in full to agreed timescales and maintained as such in perpetuity unless otherwise agreed in written with this Planning Authority.
6. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale.
7. BEFORE ANY WORKS START ON SITE, full details of the Sustainable Urban Drainage System to be provided for the treatment of surface water (including appropriate calculations), along with details of how the system will be maintained shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt the system should be designed using sustainable techniques as advocated in The SuDS

Manual (CIRIA C753, 2015).

8. BEFORE ANY WORKS START ON SITE, the developer shall submit a Scheme of Works document which shall include measures to mitigate the effects on sensitive premises/areas etc. of dust, noise and vibration from construction and demolition activities. For the avoidance of doubt, the use of British Standard BS 5228: Part 1:2009 'Noise and Vibration Control on Construction and Open Sites' and BRE Publication BR456 (February 2003) 'Control of Dust from Construction and Demolition Activities' or applicable updated versions shall be referred to and complied with, where applicable. Once approved the construction of the development on the site shall be undertaken entirely in accordance with the provisions of the approved Scheme. Any amendment to the approved Scheme will require the prior written approval of the Planning Authority.
9. Unless otherwise approved in writing by Fife Council as Planning Authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 08:00 to 18:00, 08:00 to 13:00 on a Saturday and at no time on a Sunday or a Bank Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 08:00 and after 18:00 Monday to Friday; before 08:00 and after 16:00 on a Saturday and at any time on a Sunday or a Bank Holiday. Out with these hours, development at the site shall be limited to maintenance, emergency works, or construction work that is not significantly audible from any noise sensitive property out with the site unless otherwise agreed in writing with this Planning Authority prior to those related works commencing.
10. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines within the Making Fife's Places Supplementary Guidance.
11. Prior to the occupation of the first dwellinghouse, there shall be off street parking spaces provided for those dwellinghouses as shown on Drawing No. L_03_1_1_C (Revision C dated 17/10/2022) in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall thereafter, be retained throughout the lifetime of the development for the purposes of off street parking unless otherwise agreed in writing with this Planning Authority.
12. Prior to the first use of the off-street parking area to the north of the development site, a vehicular access allowing access into and out of this parking area shall be constructed and completed in accordance with the current Appendix G of Making Fife's Places/Fife Council Transportation Development Guidelines. For the avoidance of doubt, the applicant shall carry out the work as specified under Section 56 of the Roads (Scotland) Act 1984 and a Vehicle Access Permit shall be obtained from the Transportation Services Senior Manager (Roads Management Team).
13. Prior to the occupation of the first dwellinghouse, the applicant shall remove the road marking within the existing layby adjacent and to the west of the development site for a distance no greater than the length of the actual development site unless otherwise agreed in writing with this Planning Authority.
14. Prior to the occupation of the first dwellinghouse, 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 of Making Fife's Places//Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the public road to the west of the development site, shall NOT be narrowed in any way.
15. BEFORE ANY WORKS START ON SITE, adequate wheel cleaning facilities shall be provided and maintained throughout the construction of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads. The details of the proposed wheel cleaning facilities shall be provided for the prior written approval of this Planning Authority prior to installation on site.
16. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'C' Listed Building and its setting and the adjacent Anstruther Conservation Area.
2. To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and,
 - (a) In order to ensure that site works are progressing in accordance with the approved plans.
 - (b) In order to ensure that the floor levels conform to the approved plans illustrating floor levels on the new build units.
 - (c) In order to ensure that the height of the roof conforms to the approved plans on the new build units.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

4. 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.
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 order to avoid disturbance during bird breeding seasons.
7. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
8. In the interests of residential amenity protection; to ensure construction activities are not undertaken at times that are likely to result in a significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.
9. In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.
10. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
11. In the interests of road safety; to ensure the provision of an adequate off-street parking facilities.
12. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
13. In the interests of road safety; to allow for a limited number of on street parking spaces to enhance the provision of available parking facilities.
14. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction and to ensure that there is no narrowing of the adjacent public road.
15. In the interests of road safety; to ensure that public roads are kept free of mud, debris etc.
16. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

54 **Application No:** 22/04043/LBC

Date Decision Issued: 08/03/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations to flatted dwelling and installation of flue

Location: First Floor Flat 8 Shore Street Anstruther Fife KY10 3EA

Applicant: Mrs Val Mackey First Floor Flat 8 Shore Street Anstruther Fife KY10 3EA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

55 **Application No:** 23/00086/FULL

Date Decision Issued: 08/03/2023

Ward: East Neuk And Landward

Proposal: Installation of flue to flatted dwelling

Location: First Floor Flat 8 Shore Street Anstruther Fife KY10 3EA

Applicant: Mrs Val Mackey Cotlands House Cothill Duns United Kingdom TD10 6YW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

56 **Application No:** 23/00438/APN

Date Decision Issued: 08/03/2023

Ward: East Neuk And Landward

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

Location: Lower Kenly Farm Kenly Boarhills St Andrews Fife KY16 8PW

Applicant: G Durie & Sons Lower Kenly Farm Boarhills St. Andrews Scotland KY16 8PW

Agent: Lucy Normand Algo Business Centre Glenearn Road Perth Scotland PH2 0NJ

Application Permitted - no conditions

57 **Application No:** 22/04088/LBC

Date Decision Issued: 09/03/2023

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations to layout

Location: Ground Floor Old Town Hall Cove Wynd Pittenweem Anstruther Fife KY10 2LE

Applicant: Pittenweem Community Library And Information Centre Ground Floor Old Town Hall Cove Wynd Pittenweem Anstruther Fife KY10 2LE

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

Application Permitted - no conditions

58 **Application No:** 22/04104/LBC

Date Decision Issued: 10/03/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement roof and 4 No. windows to dwellinghouse

Location: 34 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mrs Fiona Shilton Langside Farm Colinsburgh Leven Fife KY9 1JS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

59 **Application No:** 23/00002/FULL

Date Decision Issued: 10/03/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement roof and installation of replacement windows to dwellinghouse

Location: 34 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mr Graeme Reilly 34 Shoregate Crail Anstruther Fife KY10 3SU

Agent: Fiona Shilton Langside Farm Langside Farm, Colinsburgh Leven United Kingdom KY9 1JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

60 **Application No:** 22/03422/FULL

Date Decision Issued: 17/03/2023

Ward: East Neuk And Landward

Proposal: Approval of matters required by condition for the erection of 13 dwellinghouses and formation of access road (10/04483/PPP) (Substitution of house type on Plot 2 of 14/03703/ARC and amendments to footpath)

Location: 12 Lathockar Fields Lathockar St Andrews Fife KY16 8TX

Applicant: Mrs Amy Niven c/o Stuart Niven and Son Hillwood Industrial Estate Cameron St Andrews Fife KY16 8TR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 3 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of amenity; to ensure acceptable noise levels are achieved within the neighbouring noise sensitive residential properties.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

61 **Application No:** 23/00271/CLP **Date Decision Issued:** 22/02/2023

Ward: Glenrothes Central And Thornton

Proposal: Certificate of lawfulness (proposed) to extend existing domestic garage

Location: 46 Cameron Park Thornton Kirkcaldy Fife KY1 4BA

Applicant: Mr Paul Carruthers 46 Cameron Park Thornton Kirkcaldy Fife KY1 4BA

Agent: Joshua Gray 95 Main Street Thornton United Kingdom KY14AQ

Application Permitted - no conditions

62 **Application No:** 22/04243/FULL

Date Decision Issued: 24/02/2023

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension and installation of flue to rear of dwellinghouse

Location: Balmerino 20 Strathore Road Strathore Thornton Kirkcaldy Fife KY1 4DU

Applicant: Mrs Kylie Bremner Balmerino 20 Strathore Road Strathore Thornton KY1 4DU

Agent: Neil Millsop 2 Shore Road Aberdour KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

63 **Application No:** 22/04162/FULL

Date Decision Issued: 08/03/2023

Ward: Glenrothes Central And Thornton

Proposal: Change of use from use within Class 4 or 5 or 6 to tattoo studio (Sui Generis)

Location: Unit 10 G3 Business Park Eastfield Industrial Estate Newark Road North
Glenrothes Fife KY7 4AJ

Applicant: Miss Claire Brooksbank C/O Agent C/O Agent C/O Agent C/O Agent

Agent: Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW

Application Withdrawn

64 **Application No:** 22/04124/FULL

Date Decision Issued: 09/03/2023

Ward: Glenrothes Central And Thornton

Proposal: Siting of two temporary refrigerated containers annually from two weeks before to two weeks after Christmas Day

Location: Marks And Spencer 1 The Henge Retail And Leisure Park North Street
Glenrothes Fife KY7 5BH

Applicant: Marks And Spencer Plc Marks and Spencer 1 The Henge Retail and Leisure
Park North Street Glenrothes Scotland KY7 5PP

Agent: Geraldine Graham Waterside House 35 North Wharf Road London United
Kingdom W2 1NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The siting of the containers hereby approved shall not take place outwith the period from two weeks before to two weeks after Christmas Day each year.
3. The siting of the containers hereby approved shall not continue beyond January 2027.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure proper control over the development.
3. In the interests of visual amenity; the development is not considered a longer-term solution to the provision of such storage.

65 **Application No:** 23/00161/FULL

Date Decision Issued: 13/03/2023

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 13 Woodside Walk Glenrothes Fife KY7 5DT

Applicant: Nick Simpson & Lindsey Wallace 392 Megginch Place Glenrothes KY7 4PT

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, no clear-glazed windows, other than those already approved by this permission, shall be installed in the north-facing side elevation of the hereby approved extension, unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity; to prevent direct overlooking to the immediate neighbouring residential property to the north side of the site.

66 **Application No:** 21/02611/NMV1 **Date Decision Issued:** 14/03/2023

Ward: Glenrothes Central And Thornton

Proposal: Non Material Variation to approved 21/02611/ARC - construction of sheet pile wall

Location: Former Tullis Russell Mill Glenrothes Fife KY7 6GU

Applicant: Miller Homes Limited Miller House 2 Lochside View Edinburgh Park
Edinburgh Scotland EH12 9DH

Agent: Colin Lavety 68-70 George Street Edinburgh EH2 2LR

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Application for approval of matters specified in conditions 1 (Parts a, c, e, f, g, h, i, j, k, l, m and n); 2 (Parts a, b, c, d, e, f, g, i); 22 (in part) 37 (in part) and 39 (in part) of 12/01300/PPP (Section 42 application to vary condition 10 of planning application 19/03450/ARC)**Location:** Westwood Park Glover Road Glenrothes Fife**Applicant:** Mr Ross Martindale 1 Cambuslang Way Glasgow United Kingdom G32 8ND**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the footpath as shown on drawing no. WWP(11)01 Stopping Up Requirements of application reference 19/03450/ARC shall not be closed until such time as the relevant stopping up order(s) are in place and the new footpath and cycle way from Glover Road as shown on drawing WWP(10)11 Rev S Proposed Development Plan has been constructed.
3. The measures identified in the Japanese Knotweed Management Plan, approved as part of application reference 19/03450/ARC, shall be implemented in full.
4. For the avoidance of doubt, the recommended mitigation, compensation and enhancement measures as detailed in the Tree Survey Summary Report with Protection Plan by Envirocentre (dated 29th October 2020) submitted with application reference 19/03450/ARC shall be implemented in full.
5. The Scheme of Supervision for the arboricultural protection measures agreed as part of application reference 19/03450/ARC shall be carried out in full.
6. For the avoidance of doubt, the mitigation measures during construction as outlined in the Updated Phase 1 Habitat and Protected Species Survey by Envirocentre (dated 30th November 2017) of application reference 19/03450/ARC shall be implemented in full before and during construction.
7. The measures outlined in the Biodiversity Enhancement Plan approved as part of application reference 19/03450/ARC shall be implemented in full.
8. All planting carried out on site shall be maintained 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 within the first planting season (November to March).
9. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT, full details of the proposed public art as indicated in the Public Art Strategy by DWA Landscape Architects Ltd, shall be submitted for the prior written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
10. No building on plots 20, 21, 22, 23, 24, 190, 191, 192, 193 or 194 (of approved drawing 'SITE LAYOUT SHOWING FOUNDATION ZONING- C121') shall be occupied until remediation has been completed. 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.

11. 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
12. For the avoidance of doubt, the mitigation measures specified for each individual plot in the Noise Impact Assessment by Ensafe Consultants (dated 8th September 2020) shall be implemented in full prior to the occupation of each residential unit on the specified plots.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of pedestrian safety; to ensure adequate footpath provision.
3. In the interests of controlling an invasive species.
4. In the interests of protecting natural heritage assets; to ensure that adequate protection and mitigation measures to protect existing trees.
5. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
6. To ensure that protected species are not impacted by the proposed development.
7. In order to secure an acceptable programme of biodiversity enhancement measures.
8. 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.
9. In the interests of design and visual amenity.
10. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
11. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
12. In the interests of protecting residential amenity.

Ward: Glenrothes North, Leslie And Markinch**Proposal:** Conversion of disused agricultural building to dwellinghouse and associated works (Renewal of approval 18/03669/FULL)**Location:** Newton Of Strathenny Farmhouse Glenrothes Fife KY6 3HY**Applicant:** Mr & Mrs J Murray Newton Of Strathenny Farm By Leslie Glenrothes Scotland KY6 3hy**Agent:****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 Fife Council Transportation Development Guidelines. The parking spaces shall be retained through the lifetime of the development.
2. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT a landscaping plan highlighting the native species of native origin shall be submitted to, and approved in writing by, Fife Council as planning authority. The garden boundary planting shall be species-rich native hedgerow, appropriate for this rural location. Thereafter the landscaping shall be planted in the first planting season following completion of the dwellinghouse.
3. 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.
4. 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.

All land contamination reports shall be prepared in accordance with CLR11, 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.fifedirect.org.uk/contaminatedland.

5. 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 4. 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 development 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.

6. 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.

7. The dwellinghouse hereby approved 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 the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
8. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of protecting and safeguarding the natural environment.
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. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
8. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

69 **Application No:** 21/00508/NMV1 **Date Decision Issued:** 14/03/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Non Material Variation to approved 21/00508/ARC to amend foopath Plot 61-63 and full panel glazing (Fairmont Housetypes)

Location: Land To South Of Cadham Road Cadham Road Glenrothes Fife

Applicant: Eamon Menshawi 6 Almondvale Business Park Almondvale Way Livingston EH54 6GA

Agent:

Application Permitted - no conditions

70 **Application No:** 23/00115/LBC

Date Decision Issued: 17/03/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed Building Consent application for partial demolition of internal wall of flat

Location: 21 Greenside Leslie Glenrothes Fife KY6 3DF

Applicant: Mr Sam Kirkham 21 Greenside Leslie KY6 3DF

Agent: Maura Bissett 8 Flat 5 Dalziel Place Edinburgh EH7 5TR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

71 **Application No:** 23/00234/FULL

Date Decision Issued: 17/03/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension, raised deck and flue to side/rear of dwellinghouse

Location: 11 Tofthill Glenrothes Fife KY7 6NX

Applicant: Mr G Moffat 11 Tofthill Glenrothes KY7 6NX

Agent: Niall Owen 35 Birch Grove Dunfermline KY11 8BE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

72 **Application No:** 23/00275/CLP

Date Decision Issued: 06/03/2023

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (Proposed) for single storey side and rear extensions

Location: Bankhead Cottage Bankhead Farm Glenrothes Lochgelly Fife KY5 0UH

Applicant: Mr & Mrs Smylie Bankhead Cottage Kinglassie Glenrothes United Kingdom
KY5 0UH

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

Application Permitted - no conditions

73 **Application No:** 22/03330/FULL

Date Decision Issued: 09/03/2023

Ward: Glenrothes West And Kinglassie

Proposal: Installation of roof-mounted solar panels

Location: Fife Safety Camera Partnership Police Scotland Detroit Road Glenrothes Fife KY6 2RJ

Applicant: Ms Jennifer Cassells 2 French Street Dalmarnock Glasgow Scotland G40 4EH

Agent: Nicolas Whitelaw 4 West Silvermills Lane Edinburgh Scotland EH3 5BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

74 **Application No:** 22/03502/LBC

Date Decision Issued: 22/02/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for repairs to chimneys, including partial removal of a damaged and potentially dangerous subsidiary chimney at the rear of the property and repairs to existing windows

Location: Brunton House Brunton Street Falkland Cupar Fife KY15 7BQ

Applicant: Mr Ross Burgess Brunton House Brunton Street Falkland Cupar Fife KY15 7BQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

75 **Application No:** 22/03338/FULL

Date Decision Issued: 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from office (Class 2) to flatted dwelling (Sui Generis) and replacement windows and doors (amendment to 21/02698/FULL to increase number of bedrooms from 1 to 2)

Location: 69 Burnside Auchtermuchty Cupar Fife KY14 7AJ

Applicant: Mr Sean Kane Lynburn Riggs Place Cupar Scotland KY15 5JA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE EXISTING WINDOWS AND DOOR BEING REMOVED, full details shall be submitted showing the exact type, specifications and colour of the windows shall be submitted to Fife Council as Planning Authority for written approval. Thereafter the windows and door shall be installed as approved.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the character and appearance of appropriate windows and door are fitted.

76 **Application No:** 22/04012/FULL

Date Decision Issued: 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations with porch extension to front of dwellinghouse

Location: Moon Rise 61 Back Dykes Terrace Falkland Cupar Fife KY15 7BA

Applicant: Ms Paula Millwood Moon Rise 61 Back Dykes Terrace Falkland Cupar Fife KY15 7BA

Agent: Jonathan Marlow 42 Main Street Springfield Cupar Fife KY15 5SQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

77 **Application No:** 22/04045/LBC

Date Decision Issued: 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for external alterations to dwellinghouse.

Location: 7 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Applicant: Mr & Mrs Alan & Margaret Kimmitt 7 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Agent: Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted - no conditions

78 **Application No:** 22/04047/FULL **Date Decision Issued:** 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations to dwellinghouse.

Location: 7 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Applicant: Mr & Mrs Kimmitt 7 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Agent: Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

79 **Application No:** 22/04076/FULL **Date Decision Issued:** 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension to front of dwellinghouse

Location: 17 East Back Dykes Strathmiglo Cupar Fife KY14 7QG

Applicant: Mr David Calderbank 17 East Back Dykes Strathmiglo Cupar Fife KY14 7QG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

80 **Application No:** 22/04132/FULL **Date Decision Issued:** 02/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Proposed alterations, extension and balcony

Location: Walnut Den Lindores Cupar Fife KY14 6JD

Applicant: Mr Neil Cameron Walnut Den Lindores Cupar Fife KY14 6JD

Agent: Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

81 **Application No:** 22/04146/FULL **Date Decision Issued:** 03/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of Scottish Water Top Up Tap

Location: Cross Wynd Car Park Cross Wynd Falkland Cupar Fife KY15 7BE

Applicant: Scottish Water The Bridge 2 Buchanan Gate Business Park Stepps Scotland G33 6FB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

82 **Application No:** 22/03920/FULL **Date Decision Issued:** 13/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of pond including boardwalk

Location: Land To The West Of Pitcairle House Pitcairle Newburgh Fife

Applicant: Ms Kateryna Polyacov Pitcairle House Pitcairle Newburgh Scotland KY16
6EU

Agent: Gray Macpherson Architects 106 Biggar Road Edinburgh Scotland EH10
7DU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

83 **Application No:** 23/00180/FULL **Date Decision Issued:** 13/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to side of dwellinghouse

Location: 1 Stratheden Place Auchtermuchty Cupar Fife KY14 7BD

Applicant: Mr Gavin Harvey 1 Stratheden Place Auchtermuchty Cupar Fife KY14 7BD

Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Scotland KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

84 **Application No:** 23/00108/FULL

Date Decision Issued: 17/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of control kiosk

Site: Scottish Water Sewage Pumping Station, Scotland Terrace, Newburgh

Location: Land At North East Corner Of Playing Fields Scotland Terrace Newburgh Fife

Applicant: Scottish Water The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

Agent: Lesley Brown The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Wildflower seeds shall be planted in the Scottish Water ownership area boundary (as shown on the approved site plan) in the first planting season following completion of development.
3. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.
4. The Right of Way shall be kept open and free from obstruction at all times, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To mitigate the impacts on biodiversity as a result of vegetation loss.
3. In the interests of ecology, to minimise disruption within the bird breeding season.
4. To ensure that the Right of Way is protected and not adversely affected as a result of the development.

85 **Application No:** 23/00133/FULL

Date Decision Issued: 24/02/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse.

Location: 25 Otterston Grove Dalgety Bay Dunfermline Fife KY11 9PA

Applicant: Mr & Mrs J Robertson 25 Otterston Grove Dalgety Bay Scotland KY11 9PA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

86 **Application No:** 22/03548/FULL **Date Decision Issued:** 03/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations including replacement windows and rooflights, roofing, rainwater goods, painting and re-pointing

Location: 48 High Street Inverkeithing Fife KY11 1NN

Applicant: Mr Davy Edwards 48 High Street Inverkeithing Fife KY11 1NN

Agent: Jo Parry-Geddes 4/5 Easter Dalmeny Edinburgh EH30 9TS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

87 **Application No:** 23/00048/OBL

Date Decision Issued: 08/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Discharge of Planning Obligation for 99/00045/WFULL

Location: 3A Mucklehill Park Inverkeithing Fife KY11 1BX

Applicant: Mr Alan Henderson 3A Mucklehill Park Inverkeithing Fife KY11 1BX

Agent: Sean Mitchell Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive
Dunfermline KY11 8US

Application Permitted - no conditions

88 **Application No:** 23/00268/FULL **Date Decision Issued:** 09/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Side and rear extensions to dwellinghouse.

Location: 16 Stephens Drive Inverkeithing Fife KY11 1DD

Applicant: Mr Chris Trebble 16 Stephens Drive Inverkeithing Scotland KY11 1DD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Inverkeithing And Dalgety Bay**Proposal:** Approval of matters specified in conditions 1(a)-1(i) of planning permission in principle 17/03416/PPP for erection of dwellinghouse (Class 9) and associated development**Location:** Land To The East Of Vantage Farm Fordell Estate Clockluine Road Hillend Fife**Applicant:** Mr Graeme Ogilvie 53 Couston Drive Dalgety Bay UK KY11 9NX**Agent:** John MacCallum 31 Kilburn Wood Drive Roslin UK EH25 9AA**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted to and approved in writing by the 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 planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

All land contamination reports shall be prepared in accordance with CLR11, Planning Advice Note 33 and Fife Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.

2. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, remedial action at the site shall have been completed in accordance with the Remedial Action Statement approved pursuant to Condition 1 above. 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 hereby approved or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority notified in writing within two working days. Unless otherwise agreed in writing with the 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 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 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 - 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 planning authority.

3. 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 two working days.

Unless otherwise agreed in writing with the 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 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.

4. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, privacy screening shall have been introduced to the garden ground hereby approved and thereafter retained, in accordance with details of the screening and arrangements for its retention which shall have been submitted to and approved in writing by the planning authority.
5. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, one large multi-chamber Woodstone bat box suitable for both summer and winter roosting bats, and two Vivara Pro WoodStone bat boxes, shall have been installed on the mature trees located along the access road at the south of the site, in accordance with the preliminary ecological appraisal hereby approved.
6. Any external artificial lighting serving the development hereby approved or used in connection with construction phase shall comply with the advice in the preliminary ecological appraisal hereby approved.
7. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, no less than three bird nesting boxes shall have been provided on site, in accordance with the preliminary ecological appraisal hereby approved and details of their location, specification and design, which details shall have been submitted to and approved in writing by the planning authority.
8. Within the first planting season following the completion of the development hereby approved or first occupation of the dwellinghouse hereby approved, whichever is the sooner, a scheme of landscaping consistent with the advice in the preliminary ecological appraisal report hereby approved shall have been implemented. This landscaping shall be maintained in accordance with good horticultural practice for a period of five years; within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
9. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all access driveways 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.
10. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the track improvement works hereby approved shall have been carried out to the entirety of the existing track within the application site.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interests of safeguarding the privacy of the garden ground hereby approved and of adjacent residential properties.
5. In the interests of biodiversity; to provide compensation for the loss of a non-maternity soprano pipistrelle roost.
6. In the interests of biodiversity; to prevent artificial light trespass into surrounding habitats, such as would be expected to cause a significant impact on local bat populations.
7. In the interests of biodiversity.
8. In the interests of biodiversity.
9. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
10. In the interests of road safety; to ensure the timely completion of these works.

90 **Application No:** 21/03113/NMV1 **Date Decision Issued:** 15/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of replacement footbridge including reconstruction of wall - Non Material Variation to approved 19/03113/FULL for change of materials

Location: Aberdour Harbour Shore Road Aberdour Burntisland Fife KY3 0TY

Applicant: Fife Council (Structural Services) Fife House North Street Glenrothes Scotland KY7 5LT

Agent: Michael Anderson Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

91 **Application No:** 22/04223/FULL **Date Decision Issued:** 15/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of outbuilding extension

Location: Aberdour Bowling Club 13 Shore Road Aberdour Burntisland Fife KY3 0TR

Applicant: Mr Brian Kelly Aberdour Bowling Club 13 Shore Road Aberdour Burntisland Fife KY3 0TR

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

92 **Application No:** 23/00098/FULL

Date Decision Issued: 03/03/2023

Ward: Kirkcaldy Central

Proposal: Single storey extension to the rear of the dwelling

Location: 11 David Street Kirkcaldy Fife KY1 1XA

Applicant: Mr Martin Sinclair 11 David Street Kirkcaldy Fife KY1 1XA

Agent: Peter Simpson Peter Simpson 116 Dover Park Dunfermline Fife KY11 8HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

93 **Application No:** 23/00437/ADV

Date Decision Issued: 03/03/2023

Ward: Kirkcaldy Central

Proposal: Installation of 1 no. fascia Sign, 1 no. advertisement board sign, 2 no. projecting signs

Location: 5 Hunter Street Kirkcaldy Fife KY1 1ED

Applicant: Job Centre Plus 21 Park Place Leeds United Kingdom LS1 2SL

Agent: john stokes Stanley House Heron Road Sowton industrial estate Exeter United Kingdom EX2 7LX

Application Permitted - no conditions

94 **Application No:** 22/02793/FULL

Date Decision Issued: 10/03/2023

Ward: Kirkcaldy Central

Proposal: Erection of domestic garage

Location: 11 Asquith Street Kirkcaldy Fife KY1 1PW

Applicant: Mr Bill Jack 11 Asquith Street Kirkcaldy Fife KY1 1PW

Agent: Alan Stables Ludgate 35A Ludgate Alloa Scotland FK10 1DS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The applicant must provide a suitable trespass proof fence of at least 1.8 meters in height adjacent to Network Rail's boundary and provisions for the fence's future maintenance and renewal should be made. Details of the proposed fencing shall be submitted to the Planning Authority for approval before development is commenced and the development shall be carried out only in full accordance with such approved details.
3. No development shall take place on site until such time as a construction method statement, including plant movement and machinery positioning, has been agreed by Network Rail and approved by the Local Planning Authority. Details of all changes in ground levels, laying of foundations, operation of mechanical plant and compounds in proximity to the rail line must be included.
4. Any demolition work must be carried out in accordance with an agreed method statement. This method statement is to be submitted to the Planning Authority for approval prior to works commencing and will require to be reviewed by Network Rail's Asset Protection Engineers.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of public safety and the protection of Network Rail infrastructure.
3. To protect the stability of the adjacent railway lines and the safety of the rail network.
4. In the interests of public safety and the protection of Network Rail Infrastructure.

95 **Application No:** 22/04246/FULL

Date Decision Issued: 10/03/2023

Ward: Kirkcaldy Central

Proposal: Change of use from shop (Class 1) to taxi business (Sui Generis) including installation of replacement windows at first floor and painting of existing windows and door at ground floor (in part retrospect)

Location: 19 High Street Kirkcaldy Fife KY1 1LQ

Applicant: Mr M Anderson 19 High Street Kirkcaldy Fife KY1 1LQ

Agent: John Raeburn 12 Tanna Drive Glenrothes Fife KY7 6FX

Application Permitted - no conditions

96 **Application No:** 22/04125/FULL

Date Decision Issued: 15/03/2023

Ward: Kirkcaldy Central

Proposal: Formation of new paving areas, handrails with outdoor seating and lighting bollards including ancillary landscaping and infrastructure works

Location: Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT

Agent: David McDougall Property Services Bankhead Central Ground Floor
Bankhead Central Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

97 **Application No:** 22/04129/LBC

Date Decision Issued: 15/03/2023

Ward: Kirkcaldy Central

Proposal: Listed building consent for the formation of hard and soft landscaping works including ancillary lighting bollards and outside seating

Location: Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT

Agent: David McDougall Property Services Bankhead Central Ground Floor
Bankhead Central Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

98 **Application No:** 23/00046/FULL **Date Decision Issued:** 15/03/2023

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwelling

Location: 17 Forth Park Drive Kirkcaldy Fife KY2 5TB

Applicant: Mr David Roan 17 Forth Park Drive Kirkcaldy U.K. KY2 5TB

Agent: John Robertson Nethermyre 33 Kilcruik Road Kinghorn Burntisland Fife KY3 9XH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

99 **Application No:** 22/03649/FULL

Date Decision Issued: 17/03/2023

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows on the principal elevation of dwellinghouse.

Location: 39 Abbotshall Road Kirkcaldy Fife KY2 5PH

Applicant: Mr Charles Cant 39 Abbotshall Road Kirkcaldy Fife KY2 5PH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF ANY DOUBT, the windows hereby approved shall be white in colour.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To preserve the character of the surrounding streetscene of the conservation area.

100Application No: 23/00348/CLP

Date Decision Issued: 22/02/2023

Ward: Kirkcaldy East

Proposal: Certificate of lawfulness (proposed) for installation of windows and rooflights to existing dormer extension and installation of external door

Location: 12 St Marys Road Kirkcaldy Fife KY1 2RQ

Applicant: Mr Jamie Harkness 12 St Marys Road Kirkcaldy Fife KY1 2RQ

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

Application Permitted - no conditions

101 **Application No:** 22/04183/FULL

Date Decision Issued: 24/02/2023

Ward: Kirkcaldy East

Proposal: Alterations and extension to ground floor flat

Location: 65 Loughborough Road Kirkcaldy Fife KY1 3DB

Applicant: Mr Richard Woods 65 Loughborough Road Kirkcaldy Fife KY1 3DB

Agent: Archie Higgins 35 Harbour Place Burntisland UK KY3 9DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

102 **Application No:** 23/00064/FULL

Date Decision Issued: 24/02/2023

Ward: Kirkcaldy East

Proposal: Part change of use from office (Class 4) to joinery workshop (Class 5) and external alterations including installation of roller shutter doors, replacement cladding and formation of hardstanding and off-street parking (demolition of existing office outbuilding)

Location: Unit 5 Mitchelston Industrial Estate Mitchelston Drive Kirkcaldy Fife KY1 3NF

Applicant: Grande Construction Ltd. Unit 5 Mitchelston Industrial Estate Kirkcaldy UK KY1 3NF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

103 **Application No:** 22/04101/FULL

Date Decision Issued: 03/03/2023

Ward: Kirkcaldy East

Proposal: External alterations to rear of dwellinghouse including formation of balconies

Location: 141 Windmill Road Kirkcaldy Fife KY1 3AW

Applicant: Mr Richard Watson 141 Windmill Road Kirkcaldy Fife KY1 3AW

Agent: Michael Roy 10 Bowhill View Cardenden Scotland KY5 0NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Kirkcaldy East**Proposal:** Alterations and extension to car showroom (Sui Generis)**Location:** Fife Seat Ltd Millie Street Kirkcaldy Fife KY1 2NL**Applicant:** Mr Mark McKenna Fife Seat Millie Street Kirkcaldy Fife KY12NL**Agent:** Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans Fife KY102BL**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, exact details of the colour of the windows and doors and the rockpanel cladding titled "to match corporate colours" on the approved plans shall be submitted for the written approval of this Planning Authority. Thereafter, the approved details shall be implemented in full and maintained for the lifetime of the development.
3. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity to minimise the visual impact of the development and to ensure a satisfactory standard of local environmental quality.
3. To ensure all contamination within the site is dealt with.

105 **Application No:** 22/04164/TPA

Date Decision Issued: 08/03/2023

Ward: Kirkcaldy East

Proposal: Prior Approval for installation of 15m high telecommunication mast and associated ground based cabinets - West Gallatown Sinclairtown Kirkcaldy KY1 3AZ

Location: Telecommunication Mast The Fairway Kirkcaldy Fife

Applicant: Signal Infrastructure UK Limited 450 Longwater Avenue Green Park Reading United Kingdom RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

Application Permitted - no conditions

106 **Application No:** 23/00289/CLP

Date Decision Issued: 02/03/2023

Ward: Kirkcaldy North

Proposal: Certificate of Lawfulness (Proposed) for single storey extension to rear and formation of window to side of dwellinghouse

Location: 12 Hopetoun Place Kirkcaldy Fife KY2 6TY

Applicant: Mrs Dawn Blair 12 Hopetoun Place Kirkcaldy Fife KY2 6TY

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

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Erection of nursery with associated external play areas including erection of fencing, formation of car parking and storage areas (Section 42 to vary condition 3 of 20/01002/FULL)

Location: Fair Isle Family Nurture Centre 27 Appin Crescent Kirkcaldy Fife KY2 6EJ

Applicant: Fife Council Fife House North Street Glenrothes Scotland KY7 5LT Per: Education And Childrens Services Directorate

Agent: Louise Smith Savoy tower 77 Renfrew Street Glasgow United Kingdom G2 3BZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 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.
3. The landscaping plan approved as part of application reference 20/01002/FULL shall be implemented in full prior to the occupation of the development.
4. The biodiversity enhancement measures, as shown on the approved Location Plan, shall be installed prior to the occupation of the nursery and remain in place for the lifetime of the proposed development, unless otherwise agreed in writing by the Planning Authority.

For the avoidance of doubt, this shall include:

- the installation of 2 bat boxes and 1 bird box within the site; and
 - the installation of 13 bat boxes and 4 bird boxes on the trees located to the north of the site.
5. In the event that construction works are proposed to be carried out within the bird breeding period (i.e. March to September inclusive), a pre-works bird survey will be carried out and submitted for the prior written approval of Fife Council. No works shall commence until written approval has been issued by Fife Council.
 6. The development shall be implemented in accordance with the tree protection measures approved as part of application reference 20/01002/FULL.
 7. The development shall be implemented in accordance with the Scheme of Supervision for the arboricultural protection measures agreed through application 20/01002/FULL.
 8. Prior to the occupation of the nursery, a new wearing course (surface) shall be constructed over the full width of the Appin Crescent public footway along the total frontage of the application site, in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the provision of a raised ramped vehicular crossing at the car park which gives priority to pedestrians.
 9. Prior to the occupation of the nursery, revised plans detailing the design and layout of the proposed raised

pedestrian crossing point on Appin Crescent shall be submitted for approval by Fife Council as Planning Authority. Once approved, the raised pedestrian crossing point shall be constructed in accordance with the current Fife Council Transportation Development Guidelines and shall be completed, prior to the nursery opening.

10. Prior to the occupation of the nursery, there shall be provided within the curtilage of the site 6 drop off/pick up parking spaces and 16 staff/visitor parking spaces in accordance with current Fife Council Transportation Development Guidelines, unless otherwise agreed in writing with Fife Council as Planning Authority.
11. The wheel cleaning facilities agreed through application 20/01002/FULL shall be maintained throughout the construction works.
12. Prior to the occupation of the nursery school, visibility splays 2.4m 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 car park vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interests of visual amenity and biodiversity.
4. In the interests of biodiversity.
5. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets
6. In the interests of protecting the trees on site.
7. To protect the trees to be retained on site.
8. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of pedestrian safety; to ensure the provision of an adequate design layout and construction.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
12. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

Ward: Leven, Kennoway And Largo
Proposal: Erection of 3 no dwellinghouses with associated parking and landscaping works (replacing original dwellings, part retrospect)
Location: Land At 5 To 7 Bridge Street Leven Fife
Applicant: Mr Richard Heffron Pine Lodge Cupar Road Ladybank Scotland KY15 7RB
Agent: Kay Kinninmonth Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 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 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 planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

All land contamination reports shall be prepared in accordance with CLR11, 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.fifedirect.org.uk/contaminatedland.

- 3.
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.

5. The residential unit provided 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. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
6. Prior to the occupation of each of the proposed dwellinghouses, there shall be 4 off-street parking spaces provided as shown on Drawing No. L(-)003 in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
7. Prior to the occupation of each 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.

8. Prior to work commencing on site, the following details must be provided for written approval by Fife Council as Planning Authority;

- Appendix 8 - Full Planning Application Checklist.

(The guidance document is available to download at: https://www.fife.gov.uk/__data/assets/pdf_file/0025/193255/DESIGN-CRITERIA-GUIDANCE-NOTE-ON-FLOODING-AND-SURFACE-WATER-MANAGEMENT-PLAN-REQUIREMENTS-valid-from-01.01.2021.pdf)

- The relevant documents identified by the completion of the App 8 checklist should be provided by the applicant.

- It should be noted that the 30%CC used in the drainage calculations does not meet our requirements and recalculations should be submitted.

- Confirmation that the soakaway features will remain above the maximum groundwater level should be provided.

- Pre and Post Flow diagrams should be provided.

- Confirmation of the maintenance schedule and adoption responsibility should be provided.

Thereafter, the approved drainage scheme shall be undertaken as approved.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
8. To ensure appropriate drainage is provided.

109 **Application No:** 22/04024/FULL

Date Decision Issued: 21/02/2023

Ward: Leven, Kennoway And Largo

Proposal: Proposed single storey extension to rear and side of property to form kitchen dining area

Location: Strathmore Carberry Road Leven Fife KY8 4JQ

Applicant: Mr & Mrs L. Reekie Strathmore Carberry Road LEVEN U.K. KY8 4JQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

110 **Application No:** 22/04212/FULL

Date Decision Issued: 01/03/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to side of dwellinghouse

Location: 35 Riverside Way Leven Fife KY8 4FH

Applicant: Mrs S Berwick 35 Riverside Way Leven Fife KY8 4FH

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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

111 **Application No:** 22/03516/FULL

Date Decision Issued: 08/03/2023

Ward: Leven, Kennoway And Largo

Proposal: Change of use from dwellinghouse (Class 9) to office (Class 4)

Location: The Lodge 4 Silverburn Leven Fife KY8 5PU

Applicant: Fife Employment Access Trust No.3 Cottage Silverburn Park Largo Road
Leven Fife KY8 5PU

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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Leven, Kennoway And Largo
Proposal: Listed Building Consent for installation of replacement rooftiles
Location: 26 Main Street Upper Largo Leven Fife KY8 6EJ
Applicant: Mr Colin Orr 26 Main Street Upper Largo Leven Fife KY8 6EJ
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement roof works hereby approved shall retain and incorporate the existing lower level slate eaves course unless otherwise agreed in writing with this planning authority. If any natural slates require to be replaced then these shall be replaced with traditional natural slates of the same dimensions, colour, texture and fixings as those they will replace.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. REASON - In the interests of protecting the 'B' Listed Building and the wider Upper Largo Conservation Area within which the building is located.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

113 **Application No:** 23/00071/FULL

Date Decision Issued: 10/03/2023

Ward: Leven, Kennoway And Largo

Proposal: Alteration to existing garage to form pitched roof

Location: White Pillars 8 Hillhead Lane Lundin Links Leven Fife KY8 6DE

Applicant: Mr G. Dakers White Pillars 8 Hillhead Lane Lundin Links LEVEN U.K. KY8 6DE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

114 **Application No:** 23/00036/FULL

Date Decision Issued: 24/02/2023

Ward: Lochgelly, Cardenden And Benarty

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

Location: 1 Denend Cottages Dundonald Park Dundonald Cardenden Lochgelly Fife
KY5 0BY

Applicant: Mr I Mercer 1 Denend Cottages Dundonald Park Dundonald Cardenden KY5
0BY

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Installation of drainage infrastructure and landscaping works (amendment to drainage and landscaping layout of 20/02580/FULL)
Location: 20 Main Street Bowhill Cardenden Lochgelly Fife KY5 0BJ
Applicant: Ore Valley Housing Association 114-116 Station Road Cardenden United Kingdom KY5 0BW
Agent: Karolina Petruskeviciute Centrum Building 38 Queen Street Glasgow Scotland G1 3DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING and thereafter maintained in full working order for the lifetime of the development.
3. The approved planting scheme shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
4. PRIOR TO ANY WORKS COMMENCING ON SITE, the developer shall provide evidence to the Planning Authority of Scottish Water's written acceptance to connect the development to the Scottish Water combined sewer.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of ensuring appropriate handling of surface water.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. To ensure surface water is appropriately managed.

Ward: Rosyth
Proposal: Retrospective display of 2 non-illuminated advance advertising boards
Location: Land To The East Of Kilberry Cottage Along The A985 Pattiesmuir Rosyth Fife
Applicant: Mr Stuart Dalziell Balcairn Viewfield Terrace Dunfermline KY12 7HY
Agent: Stuart Dalziell Balcairn Viewfield Terrace Dunfermline KY12 7HY

Refusal/Enforcement Action

Reason(s):

1. In the interests of design and visual amenity; the advance signs by virtue of their unacceptable location, some 450 metres from the housing site they are advertising, have a detrimental impact on the character and appearance of the agricultural field and surrounding environment and will result in an incongruous development. They do not make a positive contribution to their immediate environment, and would also be likely to set an undesirable precedent for other similar advance signage. They therefore do not comply with Policy 14 of the Adopted NPF4 (2023), Policies 1 and 10 of the Adopted FIFEplan (2017), and Fife Council's Approved Planning Customer Guidelines on Advertising signs for Businesses.
2. In the interests of road safety; the advance signs by virtue of their unacceptable location will cause a distraction to passing motorists at a T-junction of the A985(T) Trunk road, and would set an undesirable precedent potentially leading to an unacceptable proliferation of similarly located signs, also to the detriment of road safety, all contrary to Policy 18 of NPF4 (2023), Policy 10 of the Adopted FIFEplan (2017), Fife Council's Approved Planning Customer Guidelines on Advertising Signs for Businesses, and Fife Council's Approved Transportation Development Guidelines.

117 **Application No:** 22/04123/FULL

Date Decision Issued: 09/03/2023

Ward: Rosyth

Proposal: Installation of rooflights and roof mounted solar panels and erection of cycle storage

Location: Primrose Lane Medical Centre 3 - 5 Jutland Street Rosyth Dunfermline Fife KY11 2ZL

Applicant: Undefined Maurice Citron 5th Floor Burdett House 15-16 Buckingham Street London United Kingdom WC2N 6DU

Agent: Omkar Deshmankar Allan House 25 Bothwell Street Glasgow United Kingdom G2 6NL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Rosyth

Proposal: Application for Approval of Matters Specified in Conditions 1(c), 2, 4, 5 and 6 of Planning Permission in Principle 18/02763/PPP for erection of commercial unit and associated access and parking (Section 42 application to re-word condition 2 and 3 of planning application 20/00461/ARC to vary reference to the Acoustic Report and boundary details)

Location: Land To North Of Primrose Lane Whinnyburn Place Rosyth Fife

Applicant: Mr Andre Sarafilovic Unit 21 Primrose Lane Rosyth Scotland KY11 2RN

Agent: Rhian Henstead Oliver & Robb Building Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the new unit becoming operational the 46 additional parking spaces approved under planning permission 17/01804/FULL (or any other alternative planning permission) and the proposed 14 additional parking spaces shown on drawing 14:07:001 Rev B shall be provided. The parking spaces shall be retained through the lifetime of the development.
2. BEFORE ANY DEVELOPMENT STARTS ON SITE, final landscaping details shall be submitted for the written approval of Fife Council as planning authority. These details shall include a final landscaping plan with landscaping maintenance specification. The development shall be implemented in accordance with the details approved through this condition.
3. BEFORE ANY DEVELOPMENT STARTS ON SITE, an updated boundary treatment plan with elevation details shall be submitted for the written approval of Fife Council as planning authority. All boundary treatments shall thereafter be carried out in accordance with the approved details and shall be in place prior to the unit becoming operational.
4. 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 CLR11, 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.

5. 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 4. 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.

6. 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.

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. In the interests of visual amenity and good design.
3. In the interests of visual amenity and good design.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure any unexpected contamination found on the site is dealt with.

119 **Application No:** 22/03667/CLE

Date Decision Issued: 21/02/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of dwelling house as short term let

Location: 62 Pipeland Road St Andrews Fife KY16 8JW

Applicant: Ms Heather Watt 62 Pipeland Road St Andrews Scotland KY16 8JW

Agent:

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Installation of golf ball flight tracing system including 6 no. camera posts and 2 no. wall mounted cameras and Wi-Fi antenna and switch box (part retrospect)
Location: St Andrews Links Golf Academy Old Guardbridge Road St Andrews Fife KY16 9SF
Applicant: St Andrews Links Trust Pilmour House Pilmour House St Andrews Scotland KY16 9SF
Agent: Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The adjacent Core Path/Right of Way shall be kept open and free from obstruction at all times, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure that all Core Paths and Rights of Way are protected and not adversely affected as a result of the development.

121 **Application No:** 23/00112/CLP

Date Decision Issued: 21/02/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for use of dwellinghouse (Class 9) for short term let

Location: 11 Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Miss Rebecca Anderson 11 Kilrymont Road St Andrews Fife KY16 8DE

Agent: David Brewster 14 Addiston Crescent Edinburgh EH14 7DB

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Change of use from guest house (Class 7) including extension to form three dwellinghouses (Class 9) (demolition of existing ancillary building)
Location: Edenside House Edenside Strathtyrum St Andrews Fife KY16 9SQ
Applicant: Edenside House Ltd Roseangle House 27 Roseangle Dundee United Kingdom DD1 4LS
Agent: Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works starting on the development site, a forward visibility splay of 60m shall be provided for vehicles travelling Westward towards the development site and turning right in to the development site. For the avoidance of any doubt, all vegetation within the adopted verges on the South side of the road (opposite the development site) shall remain clear of all vegetation throughout the lifetime of the development.
3. Prior to the occupation of each of the proposed dwellinghouses, there shall be off street parking spaces provided for that dwellinghouse on the following basis; 2 No. space per 3 bedroom house and 3 No. spaces per 4 bedroom house. The off street parking spaces shall be formed 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.
4. Prior to the occupation of the first dwellinghouse, there shall be 1 No. visitor off street parking space provided 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.
5. Prior to the first occupation of any of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area allow all types of vehicles 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.
6. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure adequate forward visibility at the junction of the vehicular access and the public road.

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 that all vehicles taking access to and egress from the site can do so in a forward gear.
6. To ensure all contamination within the site is dealt with.

123 **Application No:** 22/04151/FULL

Date Decision Issued: 22/02/2023

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse, Installation of dormer extension to front of dwellinghouse, and Installation of replacement door and windows.

Location: 10 Greyfriars Garden St Andrews Fife KY16 9HG

Applicant: Mr Julian Blampied 10 Greyfriars Garden St Andrews Fife KY16 9HG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: St. Andrews
Proposal: Listed building consent for single storey extension to rear of dwellinghouse, installation of dormer extension to front of dwellinghouse, and installation of replacement windows
Location: 10 Greyfriars Garden St Andrews Fife KY16 9HG
Applicant: Mr Julian Blampied 10 Greyfriars Garden St Andrews Fife KY16 9HG
Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the existing timber window shutters serving the first floor bedroom windows 1 and 2 are NOT to be removed or altered.
2. FOR THE AVOIDANCE OF DOUBT, the existing plaster cornices to the kitchen and the living room shall be retained in full and shall be replicated within the proposed dining area identified on approved drawings 04A and 07A.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
4. FOR THE AVOIDANCE OF DOUBT, the lintel, cill, and the wall aperture surround to new window labelled J as shown on approved drawing number 05A shall be constructed in natural stone of a stone type, texture, colour, size, layout, coursing and using lime render (no cement) that shall match the existing window openings on the rear elevation as evidenced by drawing number 15 - Existing photographs, unless otherwise agreed in writing with the Planning Authority BEFORE any works commence on site.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate and do not detract from the character and appearance of this Category B Listed Building.
2. To protect the internal character and appearance of this Category B Listed Building.
3. To protect the internal character and appearance of this Category B Listed Building.
4. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: St. Andrews

Proposal: Change of use of boiler house (Sui Generis) to education/community facility (Class 10) including alterations and installation of air source heat pump

Location: Botanic Gardens Canongate St Andrews Fife

Applicant: Harry Watkins Boiler House Canongate St Andrews KY16 8RT

Agent: Richard Keating 149 Market Street St Andrews KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 35 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, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to protect the amenity of nearby residents.

126 **Application No:** 22/03959/FULL

Date Decision Issued: 28/02/2023

Ward: St. Andrews

Proposal: Erection of extension and stair case and WC outbuilding and formation of balcony

Location: 70 Main Street Strathkinness St Andrews Fife KY16 9SA

Applicant: Mr Mike Martin The Coachman's House Ceres United Kingdom KY15 5LS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the extension to the existing Day Care Nursey, there shall be 5 No. off street parking spaces provided 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

127 **Application No:** 22/03742/FULL

Date Decision Issued: 01/03/2023

Ward: St. Andrews

Proposal: Change of use from class 3 (tea room) to restaurant and takeaway (Section 42 application to vary condition no. 1 of planning permission 10/03193/FULL)

Location: 13 Bell Street St Andrews Fife KY16 9UR

Applicant: Mr Ugar Emre 13 Bell Street St Andrews Fife KY16 9UR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hours of operation of the development hereby approved shall be restricted to between 10am and 3am Monday to Sunday, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to protect the amenity of adjoining and nearby residents.

128 **Application No:** 23/00006/FULL

Date Decision Issued: 03/03/2023

Ward: St. Andrews

Proposal: Extension to rear of retail store

Location: 8 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr Nick Middleton Zen Studio Bessemer Way Rotherham United Kingdom S60 1FB

Agent: Jack Broadway 22 Beauchamp Avenue Midsomer Norton RADSTOCK United Kingdom BA3 4FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

129 **Application No:** 22/03687/FULL

Date Decision Issued: 07/03/2023

Ward: St. Andrews

Proposal: Formation of decking and erection of fence to front of dwellinghouse (retrospective)

Location: 39 Scooniehill Road St Andrews Fife KY16 8HZ

Applicant: Mr A Strachan 39 Scooniehill Road St Andrews Fife KY16 8HZ

Agent: Scott Dalrymple 49 Coldstream Avenue Leven UK KY8 5TW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: St. Andrews
Proposal: Erection of 4 No dwellinghouses, formation of access, hardstanding and associated infrastructure (Demolition of existing building)
Location: Fairways The Links St Andrews Fife KY16 9JB
Applicant: Mr Mr Athole Reid Mrs Gillian Asplin Fairways The Links St Andrews United Kingdom KY16 9JB
Agent: Adam McConaghy 11 Alva Street Edinburgh United Kingdom EH2 4PH

Application Permitted with Conditions**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of each of the proposed dwellinghouses, all garages doors must be a minimum of 6m from the heel of the footway or, where the visibility splay of 2m x 25m is achievable, garage doors can be between 0.0m to 1.0m. Both of these distances are required to discourage parking taking place on the footway.
3. Prior to the occupation of each of the proposed dwellinghouses, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of each of the vehicular crossings and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, insofar as lies within the applicant's control in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, any wall within the visibility splay line, that lies within the applicant's control shall be reduced to a height of no more than 0.6m.
4. Prior to the occupation of each of the proposed dwellinghouses, the first the first two metre length of the driveways to the rear of the public footway or road shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of each of the proposed dwellinghouses, 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.
6. Prior to the occupation of each of the proposed dwellinghouses, 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/Fife Council Transportation Development Guidelines.
7. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted to and approved 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.
8. 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.
9. The best practice measures, as set out section 5.2 of the Otter Survey (approved report No.27), and as approved with this planning permission, shall be implemented in full for the duration of the construction works associated with the development as approved. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT, confirmation should be submitted for the written approval of the Planning Authority, that these measures shall be fully considered and implemented as required by the above mentioned report.
10. Any works involving the disturbance of existing trees or shrubs should take place outwith the breeding bird season (March to August inclusive) to minimise adverse impacts on bird populations. If this is not possible, all suitable breeding habitat must be checked immediately prior to clearance by a suitably experienced ecologist to confirm presence, or absence, of active nests. If an active nest is discovered, external works must cease and the Planning Authority notified in writing with details of the nest and an appropriate exclusion zone. Works should only re-commence following written acceptance by the Planning Authority of details of the proposed

exclusion zone. The nest must be left in situ, with an appropriate exclusion zone applied until an ecologist confirms in writing to the Planning Authority that the nest is no longer active.

11. The hereby approved flatted dwellings 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. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular crossings and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
8. 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.
9. In order to ensure the protection of otters or their habitat on site.
10. In order to ensure the protection of nesting birds on site.
11. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).

131 **Application No:** 17/03467/NMV2

Date Decision Issued: 15/03/2023

Ward: St. Andrews

Proposal: Construction of link road and roundabout including associated infrastructure and landscaping from the A91 associated with St Andrews SDA (Non Material Variation to 17/03467/FULL for realignment of road through Central Square)

Location: Land To West Andrew Melville Hall North Haugh St Andrews Fife

Applicant: St Andrews West LLP C/o Wardrop Strategic Planning Ltd Cupar Business Centre East Road Cupar Fife KY15 4SX

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of synthetic sports pitch and associated works including installation of boundary fence and siting of two storage containers (removal of existing running track)

Location: University Of St Andrews North Haugh St Andrews Fife

Applicant: Stewart King Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

Agent: Nikki McAuley 111 McDonald Road Edinburgh Scotland EH7 4NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT; the shipping containers, hereby approved, shall be coloured green (RAL 6005) as per the details contained within the approved shipping container and pitch details (Plan Reference 09) unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the shipping containers are visually in keeping with the site and surrounding area.

Ward: St. Andrews

Proposal: Installation of information display board

Location: Holy Trinity Church Logies Lane St Andrews Fife KY16 9NL

Applicant: Mr Tom Quayle The Pitcairn Centre Moidart Drive Glenrothes UK KY7 6ET

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, all stainless-steel fixings located on the black powder coated steel frame to the front and back of the interpretative sign shall be black coloured stainless steel fixings or shall be painted over with a matching matt black paint AT THE TIME OF INSTALLATION OF THE SIGN and be permanently maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure the sign does not detract from the character and appearance of the surrounding listed buildings and the St. Andrews Conservation Area within which the site is located.

Ward: Tay Bridgehead

Proposal: Change of use of part of public house (Sui Generis) to two dwellinghouses (Class 9), external alterations including raising roof height and installation of dormers and the erection of fencing (renewal of existing permission 19/01996/FULL)

Location: Tayport Arms 5 Nelson Street Tayport Fife DD6 9DN

Applicant: Mr Paul Barnett 1B Nelson Street Tayport United Kingdom DD6 9DN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Before the development is occupied, noise mitigation measures as detailed in the approved noise impact assessment (CSP Acoustics 27.11.2019) will be carried out in full and be retained and maintained for the lifetime of the development.

For the avoidance of doubt, this includes the upgrading of the fire exit door of the main bar area, the upgrading of the separating wall between the easternmost dwellinghouse/public house and the erection of a 2.2m high closed boarded acoustic fence between the beer garden and the garden ground area of the easternmost dwellinghouse.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity; to ensure recommended internal/external noise levels are met.

135 **Application No:** 23/00129/CLP

Date Decision Issued: 22/02/2023

Ward: Tay Bridgehead

Proposal: Certificate of lawfulness (proposed) for single storey extension to side and rear of dwellinghouse

Location: 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Applicant: Mr & Mrs David & Lauren Romilly 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Agent: Ewan Cameron 22 Montrose Street Glasgow United Kingdom G1 1RE

Application Permitted - no conditions

136 **Application No:** 19/03617/NMV3

Date Decision Issued: 03/03/2023

Ward: Tay Bridgehead

Proposal: Non material variation to approved 19/03617/FULL - alterations to workshop

Location: The Silver House 5 Kirk Road Newport On Tay Fife DD6 8JD

Applicant: Ms Kirsty Maguire The Silver House 5 Kirk Road Newport On Tay DD6 8JD

Agent:

Application Permitted - no conditions

137 **Application No:** 22/04004/LBC

Date Decision Issued: 03/03/2023

Ward: Tay Bridgehead

Proposal: Listed building consent for part replacement and repair of stone gatepiers including mortar and fixings

Location: Balmerino Cemetery Balmerino Fife

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT

Agent: Paul Higginson 31A Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

138 **Application No:** 22/04014/FULL

Date Decision Issued: 03/03/2023

Ward: Tay Bridgehead

Proposal: Demolition of existing garage and erection of new outbuilding.

Location: 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Applicant: Mr David Romilly 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Agent: Fraser Angus 27 Evan Street Stonehaven Scotland AB39 2EQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. The outbuilding shall only be used for purposes, which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking is provided .
3. The location of the outbuilding renders it unsuitable for commercial use.

Ward: Tay Bridgehead
Proposal: Part change of from agricultural steading to wedding venue (Class 11) and external alterations including installation of access ramp, rooflights, and fire door; and replacement roof tiles
Location: Rhynd Events Venue Rhynd Farm Tentsmuir Tayport St Andrews Fife KY16 0DR
Applicant: JLW Foster & Co Craigie Farm Leuchars St Andrews Scotland KY16 0DT
Agent: Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the wedding venue, the access bellmouth from the public road situated to the North of the development site shall be constructed with a minimum throat width of 5 metres with 6 metre radius kerb for a length of 6 metres from the adjoining road channel line in accordance with the current Fife Council Transportation Development Guidelines.
3. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious materials are dragged onto the public road.
3. To ensure all contamination within the site is dealt with.

140 **Application No:** 17/03549/NMV3

Date Decision Issued: 24/02/2023

Ward: West Fife And Coastal Villages

Proposal: Proposed erection of 5 dwellinghouses and garages and access road (Non Material Variation to amend proposed bin store to 17/03549/ARC)

Location: Land To Northeast Of 14 North Road Saline Fife

Applicant: Mr Steven Ewing Oakley Industrial Estate Oakley Dunfermline Fife KY12 9QB

Agent: Andrew Allan Architecture Ltd AYE House Admiralty Park Rosyth Fife KY11 2YW

Application Permitted - no conditions

141 **Application No:** 22/04165/FULL

Date Decision Issued: 03/03/2023

Ward: West Fife And Coastal Villages

Proposal: Extensions and alterations to dwellinghouse including the erection of boundary fence, installation of Ground Source Heat Pump and ventilation with flue, formation of raised platform and hardstanding with vehicular access.

Location: Lower Killernie Farm Killernie Dunfermline Fife KY12 9TT

Applicant: Mr & Mrs T & E MacLennan Lower Killernie Farm Killernie Dunfermline Fife KY12 9TT

Agent: K&K Riddick 17-19 Main Street Haugh of Urr Castle Douglas Scotland DG7 3YA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

142Application No: 23/00131/APN

Date Decision Issued: 03/03/2023

Ward: West Fife And Coastal Villages

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

Location: Saline Shaw Farmhouse Dunfermline Fife KY12 9UG

Applicant: Saline Shaw Estate Saline Shaw Farm Saline Dunfermline United Kingdom
KY12 9UG

Agent: Stuart Shand Studio One Crook of Devon Kinross UK KY13 0UL

Application Permitted - no conditions

143 **Application No:** 22/01738/FULL

Date Decision Issued: 10/03/2023

Ward: West Fife And Coastal Villages

Proposal: Formation of car parking area (retrospective)

Location: Vintage Bus Museum Exhibition Hall M90 Commerce Park Dunfermline Fife
KY12 0SJ

Applicant: Mr Ian Allan Dunfermline Vintage Bus Museum Commerce Park Lathalmond
UK KY12 0SJ

Agent: Peter McLavin 27 Canmore Street Dunfermline Fife KY12 7NU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the sole vehicular access to the car parking area shall be from the B915 and no vehicular access shall be taken from the A823 for the lifetime of the development.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: West Fife And Coastal Villages
Proposal: Change of use of agricultural land to site for holiday accommodation (8 huts) with associated parking
Location: Land To The North Of Balmule Fishery Fife
Applicant: Tulchan Estates Ltd 16 Clarence Street Edinburgh United Kingdom EH3 5AF
Agent: Campbell Black Woodlea Perth Road Crieff United Kingdom PH7 3EQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hut, hereby approved, shall only be used as a hut as defined in the National Planning Framework 4 (2022) (NPF4). For the avoidance of doubt, NPF4 describes a hut as 'a simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups SPP describes a hut as 'a simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m2; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'
3. Prior to the first hut coming into use, a 4.5m x 140m visibility splay in the other direction (north east) shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access to the car park and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splay shall be retained through the lifetime of the development
4. Prior to the first hut coming into use, a 4.5m x 80m oncoming visibility splay shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access to the car park and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splay shall be retained through the lifetime of the development.
5. Prior to the first occupation of each hut, there shall be provided within the curtilage of the site 1 parking spaces per hut for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on the Location and Layout Plan (IDOX document 01) . The parking spaces shall be retained for the lifetime of the development. Reason
6. For the avoidance of doubt, the sole vehicular access to the 8 huts shall be via the existing vehicular access to Balmule Fishery for the lifetime of the development.
7. In the event that the hutting use as hereby approved ceases to operate, then all huts and any other ancillary features associated with the site operation must be removed within 4 months of the site ceasing to operate. The site shall be reinstated to its pre-development condition and the use shall revert back to its original use.
8. BEFORE ANY WORKS START ON SITE, the developer shall submit details and specifications, for the written approval of the Planning Authority, of the protective measures necessary to safeguard the trees on, or adjacent to, the site, during development operations. The work should comply with BS 5837 Trees in Relation to Construction.
9. BEFORE ANY WORKS START ON SITE, full details including scaled floor plans and elevations as well as details of proposed finishing materials shall be submitted for the written approval of the Planning Authority.
10. FOR THE AVOIDANCE OF DOUBT the huts hereby approved shall not be used as permanent dwellings and therefore shall not be occupied for a single stay longer than 12 continuous weeks in any calendar year.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

2. In order to ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of a safe vehicular access with adequate visibility at its junction with the public road.
7. In order to ensure that proper control is retained over the development and that the site is not used for development inappropriate to the rural setting.
8. In order to ensure that no damage is caused to existing trees during development operations.
9. In the interests of visual amenity.
10. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting

Ward: West Fife And Coastal Villages
Proposal: Erection of dwelling house and formation of hardstanding
Location: The Woods Inzievar Oakley Dunfermline Fife KY12 8HB
Applicant: Mr Craig Spowart Chalet 1 Inzievar Estate Oakley Dunfermline Scotland KY12 8HB
Agent: Terri Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom FK7 9PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, details of the proposed tree protection measures during construction of the dwellinghouse 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.
3. BEFORE ANY WORKS START ON SITE, details of the specification of the trees to be planted including detailing of when they will be planted shall be submitted for the prior written approval of Fife Council as Planning Authority.
4. Development shall not commence until a gas mitigation (membrane) specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.
5. Prior to Occupation - Mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (inc installation of gas membrane, testing and collation of verification information) of approved pursuant to condition (GMC1).
6. Prior to Occupation - Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority and Building Standards and Safety for comment and approval. The plot shall not be brought into use until such time as the mitigation measures for that plot have been completed in accordance with the approved gas mitigation design and a verification report in respect of those mitigation measures has been submitted and approved in writing by the local planning authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 to ensure a satisfactory standard of local environmental quality.
4. To ensure the proposed gas mitigation design is suitable.
5. To ensure gas mitigation works are carried out to the agreed protocol.
6. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard

146 **Application No:** 23/00096/FULL

Date Decision Issued: 16/03/2023

Ward: West Fife And Coastal Villages

Proposal: Proposed alterations and attic extension to existing detached dwellinghouse

Location: 51 Station Road Oakley Dunfermline Fife KY12 9NW

Applicant: Mr & Mrs B Lawson 51 Station Road Oakley United Kingdom KY12 9NW

Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The approved first floor window on the gable of the east facing rear extension hereby approved shall be obscurely glazed prior to the attic conversion coming into use and shall be retained as such for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To mitigate any potential overlooking/privacy.