



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 05/10/2020 - 01/11/2020

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

1 **Application No:** 20/01778/CLE **Date Decision Issued:** 12/10/2020

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of Lawfulness (existing) for use of unit for industrial process and production (Class 5) and storage and distribution (Class 6)

Location: Soft Drinks Factory Station Road Buckhaven Leven Fife KY8 1JH

Applicant: Mr Greg Farrar Unit 25-31 Meadow Close Ise Valley Industrial Estate
Wellingborough United Kingdom NN8 4BH

Agent:

Application Permitted - no conditions

2 **Application No:** 20/01777/LBC **Date Decision Issued:** 19/10/2020

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed Building Consent for installation of replacement windows

Location: 4 5 And 6 Burns Wynd West Wemyss Kirkcaldy Fife KY1 4TA

Applicant: The Wemyss 1952 Trust Earn House Broxden Business Park Lamberkine Drive Perth Scotland PH1 1RA

Agent: Adam Johnston Earn House, Broxden Business Park Lamberkine Dr Perth Scotland PH1 1RA

Application Permitted - no conditions

3 **Application No:** 20/01924/FULL **Date Decision Issued:** 26/10/2020

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of ramp and associated lift

Location: 16 Hollybank Methil Leven Fife KY8 2AU

Applicant: Mr H Davidson 16 Hollybank Methil Leven Fife KY8 2AU

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

Application Permitted - no conditions

4 **Application No:** 20/01870/LBC **Date Decision Issued:** 29/10/2020

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed building consent for replacement windows to dwellinghouses

Location: 2 4 6 8 And 10 Main Street West Wemyss Kirkcaldy Fife KY1 4SN

Applicant: The Wemyss 1952 Trust Red House Wemyss Castle East Wemyss Fife
Scotland KY1 4TE

Agent: Adam Johnston Earn House, Broxden Business Park Lamberkine Dr Perth
Scotland PH1 1RA

Application Permitted - no conditions

5 **Application No:** 20/01722/FULL **Date Decision Issued:** 07/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 16 Abbots Walk Kirkcaldy Fife KY2 5NL

Applicant: Mr Nigel Sinclair Treetops 16 Abbots Walk Kirkcaldy Scotland KY2 5NL

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn Scotland KY3 9TZ

Application Permitted - no conditions

6 **Application No:** 20/01738/LBC **Date Decision Issued:** 08/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for the installation of plaque

Location: Unit 1 Old Station House Forth Place Burntisland Fife KY3 9DJ

Applicant: Mr Jeremy Swift 1st floor 26 Station Approach Hinchley Wood Esher UK KT10 0SR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all fixing details shall be non-ferrous unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of protecting the fabric of this historic building.

7 **Application No:** 20/01748/LBC **Date Decision Issued:** 08/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for the installation of toilet facility within station building

Location: Burntisland Railway Station Forth Place Burntisland Fife KY3 9DR

Applicant: Abellio Scotrail Ltd 5th Floor, Culzean Building 36 Renfield Street Renfield Street Glasgow United Kingdom G2 1LU

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

Application Permitted - no conditions

8 **Application No:** 20/01641/FULL **Date Decision Issued:** 12/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement windows

Location: 13 East Leven Street Burntisland Fife KY3 9DX

Applicant: Miss Feltham 13 East Leven Street Burntisland UK KY3 9DX

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

Application Permitted - no conditions

9 **Application No:** 20/01594/FULL **Date Decision Issued:** 15/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single storey extension to front of dwellinghouse

Location: 30 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr James More 30 Lakeside Road Kirkcaldy UK KY2 5QJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE a boundary screen measuring at least 1.8m in height shall be formed along the eastern boundary of the curtilage details of which shall be submitted for the written approval of Fife Council as Planning Authority. Thereafter it shall be retained for the lifetime of the development.

FOR THE AVOIDANCE OF DOUBT, the screen shall measure at least 3.2m in length; stretching from the front wall of the existing dwellinghouse in a southerly direction.

Reason(s):

1. In the interest of residential amenity, to protect the privacy enjoyed between neighbouring properties.

10 **Application No:** 20/01765/ARC

Date Decision Issued: 22/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Approval of matters required by conditions of planning permission in principle 20/00126/PPP for erection of battery storage facility and associated access and landscaping

Location: Camilla Farm Auchtertool Kirkcaldy Fife KY2 5XW

Applicant: Intelligent Land Investments Group Plc The Shires 33 Bothwell Road Hamilton Scotland ML3 0AS

Agent: Simon Munro Inverlair Farm Tulloch Roy Bridge Scotland PH31 4AR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The landscaping scheme as approved shall be implemented within the first planting season following the completion of the development and shall thereafter be regularly maintained for a period of not less than 5 years.

Reason(s):

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

11 **Application No:** 20/01463/FULL **Date Decision Issued:** 27/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of retaining walls, relocation of fencing and raising of ground level to side of dwellinghouse

Location: 2 Fordell Gardens Kirkcaldy Fife KY2 5TL

Applicant: Mr Fraser Simpson 2 Fordell Gardens Kirkcaldy KY2 5TL

Agent: Euan Simpson 2 Castle Court Carnegie Campus Dunfermline KY11 8PB

Application Permitted - no conditions

12 **Application No:** 20/02002/FULL **Date Decision Issued:** 27/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of dormer extension to rear of dwellinghouse and removal of chimney stacks

Location: 55 Kirkbank Road Burntisland Fife KY3 9JA

Applicant: Mr Andy Kirk 55 Kirkbank Road Burntisland UK KY3 9JA

Agent: Neil Millsop 2 Shore Road Aberdour UK KY3 9HY

Application Permitted - no conditions

13 **Application No:** 20/02004/FULL **Date Decision Issued:** 27/10/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 33 Dunrobin Road Kirkcaldy Fife KY2 5YT

Applicant: Mr Derek Rae 33 Dunrobin Road Kirkcaldy Fife KY2 5YT

Agent: Christine Stewart 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

14 **Application No:** 20/01912/FULL **Date Decision Issued:** 01/11/2020

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey ectension to side of dwellinghouse.

Location: 10 Carlin Craig Kinghorn Burntisland Fife KY3 9RX

Applicant: Mr David Brown 10 Carlin Craig Kinghorn Scotland KY3 9RX

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

15 **Application No:** 20/01803/CLP

Date Decision Issued: 07/10/2020

Ward: Cowdenbeath

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

Location: 115 Dunfermline Road Crossgates Cowdenbeath Fife KY4 8AR

Applicant: Ms Melanie Durowse 115 Dunfermline Road Crossgates Cowdenbeath Fife KY4 8AR

Agent: Michael Paul Roy 10 Bowhill View Fife Scotland KY5 0NP

Application Permitted - no conditions

Ward: Cowdenbeath

Proposal: Erection of retail store (Class 1) and formation of new access, parking and associated works (Amendments to application 18/00828/FULL for installation of ATM, lockers, satellite dish, roller shutters and vents and erection of fence)

Location: Land Adjacent To Ex-Servicemens Club Cocklaw Street Kelty Fife

Applicant: The Co-op Angel Square 1 1 Angel Square Manchester UK M60 0AG

Agent: David Campbell Tay House 300 Bath Street Glasgow Scotland G2 4LH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The net trading floorspace of the new Class 1 local shop shall only be located on the ground floor area of the building with the first floor level area being used solely for non-trading/storage purposes. Any increase in the sizes shall only be made with the express prior permission of Fife Council as Planning Authority.
2. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details.
3. The proposed sound insulation measures as specified within the submitted noise impact assessment report (dated 06 April 2018) shall be carried out in full BEFORE THE DEVELOPMENT IS OCCUPIED
4. The hours of operation of the retail storey (Class 1) hereby approved shall be restricted to between 6 am to 10 pm Monday to Sunday unless otherwise agreed in writing with Fife Council as Planning Authority.
5. There shall be no deliveries to or dispatches from the premises outside the hours of 7 am to 6 pm Monday to Friday and 8 am to 3 pm Saturdays, with no deliveries or dispatches on Sundays or Bank Holidays outside the hours of 10 am to 3 pm unless otherwise agreed in writing with Fife Council as Planning Authority.
6. The use hereby permitted shall not begin until details of the installation and/or erection of any plant equipment have been submitted and approved in writing by Fife Council as Planning Authority. These details shall also include evidence in the form of an acoustic report which demonstrates that the proposed plant equipment shall comply with condition 7 of this planning permission.
7. The total noise from any plant equipment approved under the terms of condition 6 shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property within the immediate vicinity of the site, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.
8. For the avoidance of doubt, the locations of the proposed drop kerb crossing points shown on the proposed site plan are hereby not approved. Prior to the retail unit opening for business, all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the provision of drop kerb crossing points within the extents of the public footway.
9. PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE; the public footway along the full frontage of the application site shall be resurfaced in accordance with the current Fife Council Transportation Development Guidelines.
10. PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE; there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning facilities shall be as per the arrangement shown on the proposed tracking plan and shall be retained throughout the lifetime of the development.
11. PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE; 18 No parking spaces shall be provided as per the layout shown on the proposed site plan. These parking spaces shall be retained for the lifetime of the development.
12. 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.

13. BEFORE ANY WORKS START ON SITE; intrusive site investigation works to identify any coal mining legacy issues shall be undertaken on the site. The nature and full extent of these investigative works shall be agreed with the Coal Authority. The results of these investigations including the results of any gas monitoring along with any remedial works required shall be submitted in a report for the prior written approval by Fife Council as Planning Authority. Thereafter any remedial works identified in the agreed site investigation report shall be undertaken prior to any works starting on site.

Reason(s):

1. In the interests of the acceptability of the principle of the development, road safety and off-street parking; to clearly define the extent of the permission granted with regard to the size of the retail element and the range of the goods that can be sold from the unit.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of safeguarding residential amenity
4. In the interests of residential amenity and in order to retain proper control over the operation of the premises.
5. In the interests of residential amenity and in order to retain proper control over the operation of the premises.
6. In the interests of safeguarding residential amenity.
7. In the interests of safeguarding residential amenity.
8. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
10. 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.
11. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
12. To ensure all contamination within the site is dealt with.
13. To avoid unacceptable risks to human health and the environment, to ensure that remedial action is taken where necessary and land is made suitable for its proposed use.

Ward: Cowdenbeath

Proposal: Change of use from agricultural sheds to cafe/coffee shop (Class 3), retail area (Class 1) and bakery (extension to existing), formation of hardstanding and erection of toilet facilities (retrospective)

Location: Woodlea Stables North Road Annfield Crossgates Fife

Applicant: Woodlea Stables Woodlea Stables B981 Crossgates Scotland KY11 7ER

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The retail area and café (hereby approved) shall be used solely in connection with and as a means to diversify the existing farm business as part of Woodlea Stables. Furthermore, the farm shop and café hereby approved shall not be sold, let or rented or otherwise disposed of other than as part of Woodlea Stables. For the avoidance of any doubt Woodlea Stables is defined as the holdings/land enclosed by the blue line on the approved location plan.
2. The retail area and café (hereby approved) shall only be open to members of the public between the hours of 09:30 - 15:30 Friday - Sunday.
3. Within 3 months of planning approval being granted, the construction of the widened vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. This shall include the provision of measures to intercept any surface water run-off from the car park/access, prior to it reaching the public road.
4. Within 3 months of planning approval being granted, visibility splays 4.5m x 210m 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 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 retain full control over the development and as the site lies within a rural area where this Planning Authority considers that the new development is inappropriate unless related to rural diversification of the associated farm.
2. In order to retain full control over the development and as the site lies within a rural area where this Planning Authority considers that the new development is inappropriate unless related to rural diversification of the associated farm.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

18 **Application No:** 20/01832/FULL

Date Decision Issued: 31/10/2020

Ward: Cowdenbeath

Proposal: Change of use from vacant land to private garden ground including erection of fence (in retrospect)

Location: 70 Seafar Drive Kelty Fife KY4 0JX

Applicant: Mr Richard Smith 70 Seafar Drive Meadows View Kelty Scotland Ky4 0jx

Agent:

Application Permitted - no conditions

19 **Application No:** 20/01743/FULL

Date Decision Issued: 06/10/2020

Ward: Cupar

Proposal: Single storey extension to rear (amendment to approved 20/00884/FULL)

Location: Belford 22 Millbank Cupar Fife KY15 5DP

Applicant: Mr & Mrs C. Lee Belford 22 Millbank CUPAR U.K. KY15 5DP

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

Application Permitted - no conditions

20 **Application No:** 20/01774/FULL

Date Decision Issued: 06/10/2020

Ward: Cupar

Proposal: Installation of dormer to rear of dwellinghouse

Location: Spring Villa St Andrews Road Ceres Cupar Fife KY15 5NQ

Applicant: Ms Susi Welch Spring Villa St Andrews Rd Ceres UK KY15 5NQ

Agent: David Dow Weavers Cottage High Street Ceres UK KY15 5NF

Application Permitted - no conditions

21 **Application No:** 20/02205/CLP

Date Decision Issued: 06/10/2020

Ward: Cupar

Proposal: Certificate of lawfulness (proposed) for installation of French doors and alteration to dimensions of existing window

Location: 19 Robertson Road Cupar Fife KY15 5YR

Applicant: Mr & Mrs Gerry Gillen 7 Fyne Court Glenrothes Fife KY7 6NB

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

Application Permitted - no conditions

22 **Application No:** 20/01831/FULL

Date Decision Issued: 08/10/2020

Ward: Cupar

Proposal: Erection of triple garage with associated storage space including formation of access and parking and erection of wall and gates

Location: Korrigan Teasses Estate Teasses Woodside Leven Fife KY8 5PG

Applicant: Mr & Mrs Paterson Korrigan Teasses Estate Teasses Leven Scotland KY8 5PG

Agent: Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

Ward: Cupar

Proposal: Erection of single storey extension to rear of dwellinghouse including alterations and extension to raised platform

Location: 9 Millfield Cupar Fife KY15 5UT

Applicant: Mr David Weir 9 Millfield Cupar Fife KY15 5UT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, full specifications for the external finishes to the roof, walls, windows and balustrades, including colour, shall be submitted for PRIOR approval in writing by the Planning Authority.

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

Reason(s):

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

Ward: Cupar

Proposal: Listed building consent for alterations to columns including extension of plaque recesses and erection of additional plaques

Location: War Memorial Pitscottie Road Cupar Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all alterations to the columns shall be carried out by qualified and skilled stone masons/crafts persons.
2. Any stone cleaning works and removal of surface staining to the stone work shall be carried out manually without any blasting or chemicals.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials and design protect the built heritage and special architectural integrity of the Category B Listed Building and the character and appearance of the Cupar Conservation Area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Cupar Conservation Area and to avoid any damage to the existing stonework.

Ward: Cupar

Proposal: Demolition of existing outbuilding and ruin and erection of new outbuilding

Location: Springbank Chance Inn Cupar Fife KY15 5QJ

Applicant: Mr David Goddard Springbank Chance Inn Cupar Scotland KY15 5QJ

Agent: Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outbuilding hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a separate dwellinghouse. Furthermore, the building shall not be used, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. BEFORE WORKS COMMENCE ON SITE, full details of the stone walls and cills to the outbuilding, including stone type, size, coursing and colour shall be submitted to this Planning Authority for prior approval in writing.

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

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To reserve the rights of the Planning Authority with respect to these details.

Ward: Dunfermline Central

Proposal: Erection of dwellinghouse (substitution of housetype to include erection of outbuilding to rear and wall to front of dwellinghouse- amendment to planning permission reference 19/01674/FULL)

Location: 2 Tolmount Crescent Dunfermline Fife KY12 7YL

Applicant: Mr & Mrs Blair MacGregor 10 Ramsey Crescent Crossgates Cowdenbeath Fife KY4 8FF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; there shall be provided within the curtilage of the site three parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the Location and Block Plan (Plan Reference 01). The parking spaces shall be retained for the lifetime of the development.
2. Details of the all external finishes to the approved outbuilding shall be submitted for approval in writing by Fife Council as Planning Authority and then undertaken as approved.
3. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure the external finishes are appropriate to the character of its surrounds and the Dunfermline Conservation Area.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

27 **Application No:** 20/01707/FULL

Date Decision Issued: 08/10/2020

Ward: Dunfermline Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Stanhouse Crescent Dunfermline Fife KY11 8YX

Applicant: Mr Graeme Myles 2 Stanhouse crescent Dunfermline Fife Ky118yx

Agent:

Application Permitted - no conditions

28 **Application No:** 20/02102/FULL

Date Decision Issued: 26/10/2020

Ward: Dunfermline Central

Proposal: Erection of storage building

Location: FMC Technologies Ltd Building 1 Pitreavie Crescent Pitreavie Business Park
Dunfermline Fife KY11 8UD

Applicant: Mr Scott McLean Building 1 Queensferry Road Pitreavie Business Park
Dunfermline UK KY11 8UD

Agent: Shaun Henderson 2 Osborne Place Magdalen Yard Road Dundee Scotland
DD2 1BD

Application Permitted - no conditions

29 **Application No:** 20/01862/FULL

Date Decision Issued: 27/10/2020

Ward: Dunfermline Central

Proposal: External alterations including installation of cladding, formation of new window and door openings, and alterations to roofline

Location: 125 Woodmill Road Dunfermline Fife KY11 4AE

Applicant: Dunfermline Islamic Centre 125 Woodmill Road Dunfermline UK KY11 4AE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to work commencing on site, details of the buff reconstituted stone shall be submitted to Fife Council as Planning Authority for approval in writing and thereafter undertaken as agreed.

Reason(s):

1. In the interests of visual amenity.

30 **Application No:** 20/01866/FULL **Date Decision Issued:** 28/10/2020

Ward: Dunfermline Central

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

Location: Bridge Bank Backmuir Of Pitfirrane Lundin Road Crossford Dunfermline Fife KY12 8QR

Applicant: Mr Jim Cusick Bridge Bank Backmuir Of Pitfirrane Lundin Road Crossford Dunfermline Fife KY12 8QR

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

Application Permitted - no conditions

31 **Application No:** 20/01740/FULL **Date Decision Issued:** 07/10/2020

Ward: Dunfermline North

Proposal: Erection of single storey extension to rear of dwelling house.

Location: 9 Killochan Way Dunfermline Fife KY12 0XT

Applicant: Mr M Galbraith 9 Killochan Way Dunfermline Fife KY12 0XT

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

Application Permitted - no conditions

32 **Application No:** 20/01940/FULL

Date Decision Issued: 07/10/2020

Ward: Dunfermline North

Proposal: Single storey front extension, replacement porch and alter flat roof to pitched roof

Location: Rosevale 65 High Beveridgewell Dunfermline Fife KY12 9ER

Applicant: Mr Derek Burt Rosevale 65 High Beveridgewell Dunfermline Fife KY12 9ER

Agent:

Application Permitted - no conditions

33 **Application No:** 20/01497/FULL **Date Decision Issued:** 07/10/2020

Ward: Dunfermline South

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 9 Ash Grove Dunfermline Fife KY11 8AW

Applicant: Mr Ross MacFarlane 9 Ash Grove Dunfermline KY11 8AW

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn KY3 9TZ

Application Permitted - no conditions

34 **Application No:** 20/01914/FULL **Date Decision Issued:** 09/10/2020

Ward: Dunfermline South

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 20 Whitelaw Road Dunfermline Fife KY11 4RW

Applicant: Ms Irene Amendola 20 Whitelaw Road 12 Main Street Dunfermline United Kingdom KY11 4rw

Agent: Colm Curran 12 Main Street Comrie Dunfermline United Kingdom KY12 9HD

Application Permitted - no conditions

Ward: Dunfermline South

Proposal: Formation of vehicular access, car park and footpaths

Location: Pitcorthie Primary Aberdour Road Dunfermline Fife KY11 4QY

Applicant: Fife Council Fife House North Street Glenrothes Scotland KY7 5LT (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. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. The access road and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. Work shall include the provision of 2 metre wide grass verges on both sides of the access road and a raised table where the footway/cycleway crosses the access road.
3. Prior to the road opening for public use, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

Reason(s):

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

36 **Application No:** 20/02068/CLP

Date Decision Issued: 22/10/2020

Ward: Dunfermline South

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

Location: 84 Mcdonald Street Dunfermline Fife KY11 8NH

Applicant: Miss Sharifa Joy and Mr Oliver Dawson 84 Mcdonald Street 27 Chambers Drive Carron Falkirk United Kingdom FK2 8DX

Agent: Gordon Kerr 27 Chambers Drive Carron Falkirk Scotland FK2 8DX

Application Permitted - no conditions

37 **Application No:** 20/01553/FULL

Date Decision Issued: 27/10/2020

Ward: Dunfermline South

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

Location: 87 Don Road Dunfermline Fife KY11 4NH

Applicant: Mrs Lynne Lothian 87 Don Road Dunfermline Fife KY11 4NH

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

Application Permitted - no conditions

38 **Application No:** 20/01763/FULL **Date Decision Issued:** 27/10/2020

Ward: Dunfermline South

Proposal: Erection of single storey extension to front of dwellinghouse

Location: 76 Pitcorthie Drive Dunfermline Fife KY11 8AJ

Applicant: Mr Roy Holland 76 Pitcorthie Drive Dunfermline Fife Ky11 8AJ

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

Application Permitted - no conditions

39 **Application No:** 20/01836/FULL

Date Decision Issued: 28/10/2020

Ward: Dunfermline South

Proposal: Erection of domestic outbuilding to rear of dwellinghouse.

Location: 62 Bennachie Way Dunfermline Fife KY11 8JA

Applicant: Mr Ross McIlvean 62 Bennachie Way Dunfermline Fife KY11 8JA

Agent:

Application Permitted - no conditions

40 **Application No:** 20/02063/FULL

Date Decision Issued: 31/10/2020

Ward: Dunfermline South

Proposal: Change of use from guest house (Class 7) to dwellinghouse (Class 9)

Location: Pitreavie Guest House 3 Aberdour Road Dunfermline Fife KY11 4PB

Applicant: Mrs Karen Rowell 13 Pinkerton Avenue Dunfermline Fife KY11 8LL

Agent:

Application Permitted - no conditions

41 **Application No:** 20/01693/FULL **Date Decision Issued:** 07/10/2020

Ward: East Neuk And Landward

Proposal: Enlarge window to from doorway to rear

Location: Bee Curious Nursery 1 St Andrews Road Anstruther Fife KY10 3HA

Applicant: Mr Douglas Turner Priormuir Priormuir St Andrews Fife KY16 8LP

Agent:

Application Permitted - no conditions

42 **Application No:** 20/01780/LBC

Date Decision Issued: 07/10/2020

Ward: East Neuk And Landward

Proposal: Listed Building Consent to enlarge window to form doorway to rear

Location: Bee Curious Nursery 1 St Andrews Road Anstruther Fife KY10 3HA

Applicant: Mr Douglas Turner Priormuir Priormuir St Andrews Fife KY16 8LP

Agent:

Application Permitted - no conditions

43 **Application No:** 20/01811/FULL

Date Decision Issued: 07/10/2020

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear and side of dwellinghouse with associated raised platform

Location: 19 Glenogil Gardens Anstruther Fife KY10 3ET

Applicant: Mr & Mrs Smith 19 Glenogil Gardens Anstruther Scotland KY10 3ET

Agent: Jon Frullani Unit 5, District 10, 25 Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Change of use from outbuilding to two flatted holiday let units and external alterations including single storey extension to front with associated balcony**Location:** Farmhouse Gordonshall Carnbee Anstruther Fife KY10 2RU**Applicant:** Mrs Louisa Cocris Gordonshall Carnbee Anstruther UK KY10 2RU**Agent:** Colin Simpson Creewood 11A Bank Street Elie Fife KY9 1BW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. For the avoidance on doubt, the holiday accommodation hereby approved shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request by Fife Council as Planning Authority.
2. Prior to the first occupation of the holiday let units hereby approved, visibility splays of 3 x 140m shall be provided to the West and to the South at the junction of the vehicular crossing and the public road and thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the roadside verges and any land that lies within the applicants control, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the first occupation of the holiday let units hereby approved, passing places shall be provided along the length of the private access track which runs from the development site to the public road. The passing places shall be intervisible with each other and shall be no more that 150m apart along the length of the private access driveway. Details of the proposed positions of the passing places shall be submitted for the prior written approval of Fife Council as Planning Authority. Once approved, the approved details shall be carried out on site in full prior to the first use of the holiday let units and be retained for the lifetime of the development.
4. Prior to the first occupation of each of the holiday let units hereby approved, there will be 1 No. off street parking space provided for each of the units within the curtilage of the site. These parking spaces shall be retained for purpose of off street parking for the lifetime of the development.

Reason(s):

1. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the narrow private access.
4. In the interest of road safety; to ensure that adequate off street parking is provided to accommodate the proposed development.

45 **Application No:** 20/01668/FULL

Date Decision Issued: 15/10/2020

Ward: East Neuk And Landward

Proposal: Erection of single storey extensions to rear, side and front of dwellinghouse and installation of replacement roof tiles

Location: 10 West Braes Crescent Crail Anstruther Fife KY10 3SY

Applicant: Mr Ian Stewart 10 West Braes Crescent Crail Anstruther Scotland KY10 3SY

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Erection of outbuilding and formation of associated decking**Location:** Mount Stuart Liberty Elie Fife**Applicant:** Mr A Denton Mount Stuart Liberty Elie Fife KY9 1AU**Agent:** Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive
Dunfermline Fife KY11 8US**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all 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, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local Planning Authority or (b) the local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation 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 whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local Planning Authority.

2. FOR THE AVOIDANCE OF DOUBT, the proposed garden room hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the associated dwellinghouse as a domestic garden room and not as a permanent separate dwellinghouse. Furthermore, the garden room shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

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

47 **Application No:** 20/01937/FULL

Date Decision Issued: 25/10/2020

Ward: East Neuk And Landward

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

Location: 6 Taeping Close Cellardyke Anstruther Fife KY10 3YL

Applicant: Mr Gordon Muir 6 Taeping Close Cellardyke Anstruther Scotland KY10 3YL

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE
UNITED KINGDOM DD1 4QB

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of two storey building to form self-contained living accommodation (ancillary to main dwellinghouse) (demolition of garage)

Location: South House Lathones Largoward Leven Fife KY9 1JE

Applicant: Mr K Gillies South House Lathones Largoward Leven Scotland KY9 1JE

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 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.
2. Prior to the first use of the ancillary accommodation hereby approved, a total of three off-street parking spaces shall be made available for use, within the curtilage of the property. These three off-street parking spaces shall be retained and kept available for use, for the lifetime of the development.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interest of road safety; to ensure the property has an adequate level of off-street parking.

Ward: East Neuk And Landward

Proposal: Remove dilapidated cement render from gable wall and restore/repair original stone gable wall

Location: Elie And Earlsferry Town Hall 19 - 21 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mr Alan Paterson Fife Council Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Agent: Grant Livingstone Bankhead Fife Council Bankhead Central Glenrothes Fife KY7 6GH

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

1. No power tools shall be used to remove the existing cement render from the building, unless otherwise agreed in writing, with Fife Council as Planning Authority.
2. After the dilapidated cement render has been removed and prior to any further works being undertaken, a statement confirming the scope of works, shall be submitted to Fife Council as Planning Authority for consideration, The statement should confirm the typical raking out depth/joint width and the provision for pinning stones where removal of cement may cause over-widened joints. Any provision for stone indent repair where stone has decayed should also be included and that if the appearance and surface of the exposed masonry is poor, then details of a limewash or render should be proposed. Once the submitted statement has been approved, works shall then be undertaken in accordance with the approved statement.
3. For the avoidance of doubt, a traditional mortar mix shall be used consisting of lime and aggregate (no cement). Before any works start on site, a statement containing the mortar mix specification and a justification as to why this mix was chosen, shall be submitted to Fife Council as Planning Authority, for approval in writing. Thereafter the works shall be carried out in accordance with the approved details.
4. Where new stone is to be used and before any works start on site, a stone analysis shall be undertaken on the stone of the existing building. A statement shall then be submitted to Fife Council as Planning Authority which justifies the type of new stone to be used. Once approved, the approved details shall be carried out on site in full.

Reason(s):

1. In order to protect the historic fabric of a listed building; to ensure no damaged is caused by using power tools.
2. In order to define the terms of this consent.
3. In the interests of visual amenity and protecting the historic fabric of the listed building; to ensure that the mortar mix will complement the historic character of the building whilst ensuring no damage to the stone work.
4. In the interests of visual amenity and protecting the historic fabric of the listed building; to ensure that any new stone to be used will match the existing stone work as closely as possible.

Ward: East Neuk And Landward

Proposal: Listed building consent for the installation of replacement roof tiles, replacement gutters and alterations to chimneys (part retrospect) and boundary wall finishes

Location: 10 School Wynd Pittenweem Anstruther Fife KY10 2PN

Applicant: Mr & Mrs John & Diane Arnton 10 School Wynd Pittenweem Scotland KY10 2PN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used for the required repointing works to the wall consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and to avoid damage to the existing stonework.

51 **Application No:** 20/02003/FULL

Date Decision Issued: 29/10/2020

Ward: East Neuk And Landward

Proposal: Installation of replacement roof tiles, replacement gutters and alterations to chimneys (part retrospect) and boundary wall finishes

Location: 10 School Wynd Pittenweem Anstruther Fife KY10 2PN

Applicant: Mr & Mrs John & Diane Arnton 10 School Wynd Pittenweem Scotland KY10 2PN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used for the required repointing works to the wall consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Pittenweem Conservation Area and to avoid damage to the existing stonework.

52 **Application No:** 20/02013/FULL **Date Decision Issued:** 29/10/2020

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 11 The School Park Kingsbarns St Andrews Fife KY16 8DG

Applicant: Mr And Mrs Stewart Forsyth 11 The School Park Kingsbarns St Andrews Fife
KY16 8DG

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

Application Permitted - no conditions

53 **Application No:** 20/01694/FULL

Date Decision Issued: 08/10/2020

Ward: Glenrothes Central And Thornton

Proposal: Change of use of ground floor conference centre (Class 10) to shop (Class 1)

Location: The Crown Conference Centre 11 Main Street Thornton Fife

Applicant: Mr Mike Catignani 1 West Cottages Balbirnie Burns Markinch Fife KY7 6NR

Agent: Joanna Lockhart 28 Gamekeepers Road Kinnesswood Kinross Scotland KY13 9JR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE RETAIL HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided within the car park area of the site, four off-street parking spaces in accordance with the current Fife Council Parking Standards These parking spaces shall be retained throughout the lifetime of the development.

Reason(s):

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

54 **Application No:** 20/01717/FULL **Date Decision Issued:** 08/10/2020

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Inverkeilor Gardens Glenrothes Fife KY7 4UU

Applicant: Mr & Mrs M. Hain 4 Inverkeilor Gardens Finglassie Glenrothes KY7 4UU

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

Application Permitted - no conditions

55 **Application No:** 20/01528/FULL

Date Decision Issued: 14/10/2020

Ward: Glenrothes Central And Thornton

Proposal: Erection of detached double domestic garage

Location: 48 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HU

Applicant: Mr And Mrs S Crombie 48 Main Street Coaltown Of Balgonie KY7 6HU

Agent:

Application Permitted - no conditions

56 **Application No:** 20/02044/CLP

Date Decision Issued: 15/10/2020

Ward: Glenrothes Central And Thornton

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

Location: 1 Kingsmuir Gardens Glenrothes Fife KY7 4DE

Applicant: Mr Murray McLellan 1 Kingsmuir Gardens Glenrothes Scotland KY7 4DE

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

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton

Proposal: Installation of dormer and formation of raised platform to rear of dwellinghouse

Location: 19 Braid Drive Glenrothes Fife KY7 4ES

Applicant: Mr William Hinchcliffe 19 Braid Drive Glenrothes KY7 4ES

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy KY1 1ED

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Glenrothes Central And Thornton
Proposal: Proposed residential development to include 85no. affordable housing units, drainage, parking and associated landscaping
Location: Former Tullis Russell Mill Glenrothes Fife KY7 6GU
Applicant: Kingdom Housing Association Ltd Saltire Centre Pentland Court Glenrothes UK KY6 2DA
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 DWELLING UNITS HEREBY APPROVED, shall be affordable housing, as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. NO DWELLING UNIT ON THIS SITE SHALL BE OCCUPIED until such time as the necessary agreed noise/acoustic mitigation measures have been implemented in full and written evidence has been submitted to Fife Council as Planning Authority to demonstrate that the residential units on site have been adequately mitigated for in terms of meeting the defined and agreed acoustic standards; unless otherwise agreed in writing with this Planning Authority. For the avoidance of doubt, the mitigation measures to be implemented shall include those mitigation measures necessary to mitigate noise/tonal/acoustic impacts on this site as identified in the site wide Industrial / Commercial Noise Impact Assessment Report (produced by EnviroCentre and dated July 2019) in support of the related planning approval 18/01756/EIA, in addition to the measures identified in the Affordable Housing Development Noise Impact Assessment (produced by EnviroCentre dated July 2020) submitted in support of this application.
3. 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 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 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.
 - b) When the roof trusses have been erected but before roof covering takes place.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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).
10. 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, vibration from construction 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.
11. 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 7.30 am to 6.00pm, 8.00am to 4.00 pm 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 7.30am and after 6.00pm Monday to Friday; before 8.00am and after 4.00pm 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 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.
12. BEFORE THE CONSTRUCTION OF ANY BUILDING STARTS ON SITE, details of all boundary fencing and other forms of enclosure shall be submitted to approved in writing by Fife Council as Planning Authority and thereafter the approved boundary treatments shall be provided and maintained in accordance with the approved details.
13. NO DEVELOPMENT SHALL START 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 these documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.

14. NO DWELLING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to Condition 13. 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 (except 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.

15. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development of any phase, all development works on that site phase (except 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.
16. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING UNIT, the applicant must confirm in writing from a suitably qualified source that the findings of the Air Quality assessment (EnviroCentre Traffic Emissions Air Quality Assessment, dated June 2018), submitted in support of related planning application 18/01756/EIA remain valid. For the avoidance of doubt, the specific details of this development proposal should be considered alongside proposals for the development of the wider site to ensure the cumulative effect will not jeopardise the achievement of Scottish air quality objectives.
17. 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.
18. All roads and associated works serving the proposed development shall be designed in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations and Designing Streets guidance.
19. PRIOR TO THE OCCUPATION OF EACH PROPERTY, off street parking shall be provided for that property in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations. The parking shall thereafter remain in place in perpetuity unless otherwise agreed in writing with this Planning Authority.
20. PRIOR TO THE COMPLETION OF THE 80TH DWELLING, parking spaces for visitors shall be provided in accordance with the current Parking Standards contained within the current SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations. The visitor parking shall thereafter remain in place in perpetuity unless otherwise agreed in writing with this Planning Authority.
21. PRIOR TO THE COMPLETION OF THE 80TH DWELLING, cycle storage facilities shall be provided in accordance with the current standards contained within the current SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations. The cycle storage facilities shall thereafter remain in place in perpetuity unless otherwise agreed in writing with this Planning Authority.
22. PRIOR TO THE COMPLETION OF THE 80TH DWELLING, electric charging points for vehicles shall be provided in accordance with the current Parking Standards contained within the current SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations. The electric charging point parking provision shall thereafter remain in place in perpetuity.
23. BEFORE ANY WORKS START ON SITE, adequate wheel cleaning facilities shall be provided and maintained throughout the construction of the phased 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 written approval of this Planning Authority, in consultation with Transport Scotland, prior to installation on site.
24. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwellinghouse, to the satisfaction of this Planning Authority.
25. BEFORE ANY WORKS START ON SITE, a Construction Traffic Management Plan / Traffic Management (TM) plan, shall be submitted for prior written approval of this Planning Authority. The TM plan will contain details of delivery routing and timing of deliveries to the site; a site operatives parking area; traffic management required to allow off site operations such as public utility installation etc. The approved TM plan shall thereafter be

implemented for the duration of the construction works.

26. For the avoidance of doubt, no single point of vehicular access to a public road shall serve more than 200 residential units within the wider site boundary (as approved under 18/01756/EIA) unless there is a further vehicular access serving those units and a continuous road between the two accesses is available for use, unless otherwise agreed in writing with this Planning Authority.
27. All single garages to be used for car parking shall have minimum internal dimensions of 3m x 7m.
28. BEFORE ANY WORKS START ON SITE, a Stage 2 Road Safety Audit shall be submitted to this Planning Authority for written approval. Any amendments to the design resulting from the audit shall thereafter be agreed with this Planning Authority and fully implemented thereafter.
29. BEFORE ANY WORKS START ON SITE, the applicant shall undertake a detailed Energy Assessment covering the entire application site. This will consider annual predicted heat demand or waste heat, once other energy efficiency measures have been considered. The energy assessment will assess the feasibility of a potential district heating network to meet the heat demand for the proposed development, either through on-site heat generation or co-location with an existing or proposed heat source or existing network. The methodology for the assessment should be agreed in writing in advance with Fife Council and SEPA and should be prepared in line with the Scottish Government's online planning advice 'Planning and Heat'. Thereafter, the agreed scheme shall be implemented in full on site and maintained as such in perpetuity unless otherwise agreed in writing with this Planning Authority.
30. BEFORE ANY WORKS START ON SITE, a site-specific Landscape and Environmental Management Plan (LEMP) shall be submitted for the written approval of Fife Council as Planning Authority, and all work on site shall be carried out in accordance with the approved LEMP.

Reason(s):

1. In order to define the terms of the consent.
2. In the interests of protecting the amenity of future occupants of the dwellings hereby approved by ensuring that the development is not significantly adversely affected by noise from adjacent roads and / or other non-residential/commercial premises.
3. 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.
 - (c) In order to ensure that the height of the roof conforms to the approved plans.
4. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the area and the agreed Development Framework document.
5. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
6. 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.
7. 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.
8. In order to avoid disturbance during bird breeding seasons.
9. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
10. 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.
11. 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.
12. In the interests of safeguarding residential amenity.
13. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.

14. To provide satisfactory verification that remedial action has been completed to the Planning Authority's satisfaction.
15. To ensure all contamination within the site is dealt with.
16. In the interests of protecting and enhancing the local air quality levels.
17. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
18. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
19. To ensure the provision of adequate off-street parking.
20. To ensure the provision of adequate off-street parking.
21. To ensure the provision of adequate cycle storage on site.
22. To ensure the provision of adequate alternative charging points.
23. In the interests of road safety; to ensure that public roads/Trunk Roads are kept free of mud, debris etc.
24. In the interests of road safety.
25. In the interests of road safety; to ensure minimum disruption to residences in the vicinity of the site; the safety and free flow of the traffic on the trunk road; to ensure the safety of pedestrians and cyclists using the trunk road and adjacent facilities, and to be consistent with current guidance and best practice.
26. In the interests of road safety; to ensure the provision of adequate design.
27. In the interests of road safety; to ensure the provision of adequate off-street parking. Garages smaller than this shall not be considered as contributing to the off-street parking requirement.
28. In the interests of road safety; to ensure the provision of adequate design.
29. To ensure a sustainable on-site source of energy or heat can be implemented on site in accordance with Scottish Planning Policy and to assist in meeting Scotland's climate change targets.
30. In the interests of protecting the surrounding area during the construction and operation of the site and the enhancement of the wider environment.

59 **Application No:** 20/01440/FULL

Date Decision Issued: 14/10/2020

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of two storey extension to rear of dwellinghouse

Location: 7 Beechwood Drive Glenrothes Fife KY7 6GE

Applicant: Alan McIntee (Group) Ltd Mr Alan McIntee 7 Beechwood Drive Glenrothes Fife KY7 6GE

Agent: Home Redesign Craig Gilchrist 64 Fergus Square Arbroath Angus DD11 3DW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear-glazed windows shall be installed in the first floor rear or side elevations of the approved extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity, to prevent direct overlooking to neighbouring residential properties.

Ward: Glenrothes North, Leslie And Markinch

Proposal: Two storey extension to side of dwellinghouse

Location: 39 Scaraben Crescent Glenrothes Fife KY6 3HL

Applicant: Ms Claire Meldrum 39 Scaraben Crescent Glenrothes KY6 3HL

Agent: andrew piatkowski East End 32 Main Street Coaltown Of Balgonie KY7 6HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed extension to the dwellinghouse, there shall be a minimum of 2 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 throughout the lifetime of the development for the purposes of off street parking.
2. Prior to the occupation of the proposed extension to the dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed extension to the 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.

Reason(s):

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

61 **Application No:** 20/02010/FULL **Date Decision Issued:** 15/10/2020

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 26 Leslie Mains Glenrothes Fife KY6 3FB

Applicant: Mr Jeff Gibson 26 Leslie Mains Glenrothes Scotland KY6 3FB

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

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of raised deck with fencing and ramp to rear/side of dwellinghouse (retrospective)

Location: Red Gables 6 Mactaggart Way Glenrothes Fife KY7 6FA

Applicant: Mr & Mrs Norrie & Susan Finlayson 6 MacTaggart Way Glenrothes KY7 6FA

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved screen fence along the south elevation of the deck hereby approved, as detailed on the approved plans, shall be retained in place as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of residential amenity, to prevent direct overlooking to the neighbouring residential property to the south side of the site.

63 **Application No:** 20/01874/FULL **Date Decision Issued:** 28/10/2020

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of single storey extension to front of dwellinghouse and formation of raised platform

Location: 13 Ardoch Park Glenrothes Fife KY6 3PJ

Applicant: Mr D Neave 13 Ardoch Park Glenrothes KY6 3PJ

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted - no conditions

64 **Application No:** 20/01768/FULL

Date Decision Issued: 29/10/2020

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of replacement telecommunication equipment

Location: Telecommunications Apparatus Huntsmans Court Glenrothes Fife

Applicant: MBNL (EE (UK) LTD AND H3G (UK) LTD) Telecommunications Apparatus Huntsmans Court Glenrothes

Agent: gillian marshall Culzean House 36 Renfield Street Glasgow G2 1LU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate, and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

65 **Application No:** 20/01961/FULL **Date Decision Issued:** 31/10/2020

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of agricultural storage shed

Location: Bogside Farm Star Glenrothes Fife KY7 6LL

Applicant: Mr & Mrs A. Kutarski Bogside Farm Star Kennoway U.K. KY7 6LL

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

Application Permitted - no conditions

66 **Application No:** 20/01747/APN **Date Decision Issued:** 13/10/2020

Ward: Howe Of Fife And Tay Coast

Proposal: Agricultural prior notification for erection of agricultural shed

Location: Hazel Cottage Cupar Road Balmalcolm Cupar Fife KY15 7TJ

Applicant: Miss Mary Cockburn Hazel Cottage Hazel Cottage Balmalcolm Cupar United Kingdom KY15 7TJ

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of two storey extension to rear of dwellinghouse with associated balcony

Location: White Cottage Coaltown Of Burnturk Cupar Fife KY15 7TR

Applicant: Miss Rebecca Brown White Cottage Coaltown of Burntuk Fife Scotland KY15 7TR

Agent: Andrew Megginson No. 1 29 Jamaica Mews New Town Edinburgh Scotland EH3 6HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTERNAL BALCONY AREA IS BROUGHT INTO USE a 1.8m high obscure or solid boundary screen shall be erected along the whole of the easternmost border of the hereby approved first floor balcony and shall be retained as such in perpetuity. Details of the proposed screen shall be submitted for prior written approval by the Planning Authority and the works shall be carried out as approved thereafter.

Reason(s):

1. In the interests of safeguarding residential amenity.

68 **Application No:** 20/01794/LBC

Date Decision Issued: 29/10/2020

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for external and internal alterations to dwellinghouse

Location: 7 Burnside Auchtermuchty Cupar Fife KY14 7AH

Applicant: Mr Tom Gent 9 Grange Close Wenvoe Cardiff Wales CF5 6AT

Agent: Sarah McQueen Wester Kinnear Farmhouse Newport-On-Tay Scotland
DD6 8RH

Application Permitted - no conditions

69 **Application No:** 20/01795/FULL **Date Decision Issued:** 29/10/2020

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations to dwellinghouse

Location: 7 Burnside Auchtermuchty Cupar Fife KY14 7AH

Applicant: Mr Tom Gent 9 Grange Close Wenvoe Wales CF5 6AT

Agent: Sarah McQueen Wester Kinnear Farmhouse Newport-On-Tay Scotland DD6 8RH

Application Permitted - no conditions

70 **Application No:** 20/02007/FULL **Date Decision Issued:** 29/10/2020

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Parliament Square Kingskettle Cupar Fife KY15 7PD

Applicant: Mrs Kay Cunningham 8 Parliament Square Kingskettle Scotland KY15 7PD

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

Application Permitted - no conditions

71 **Application No:** 20/02233/ADV

Date Decision Issued: 29/10/2020

Ward: Howe Of Fife And Tay Coast

Proposal: Display of 2no non-illuminated fascia signs and 1no non-illuminated projecting sign

Location: The Town House High Street Falkland Cupar Fife KY15 7BZ

Applicant: MTN Food Ltd 67 Lomond Crescent Falkland Cupar Fife KY15 7AJ

Agent: Andrew Kaila 15 Camperdown Street Broughty Ferry Dundee Tayside DD5 3AA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The projecting sign hereby approved, shall be erected so that it is positioned no nearer than 450mm from the edge of the adopted public footway and that a clearance height of not less than 2.25m is maintained above the footway level.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure the adequate position and location of signs alongside roadways and above public footways to ensure safe pedestrian and vehicle movement.

72 **Application No:** 20/01335/CLP

Date Decision Issued: 06/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness for the pre-casting of concrete slabs, erection of temporary welfare accommodation and shelter with associated fencing

Location: Cruicks Quarry Cruickness Road Inverkeithing Fife KY11 1HH

Applicant: Balfour Beatty Maxim 7 Maxim Business Park Parklands Av Eurocentral United Kingdom ML1 4WQ

Agent: Liam Browne Balfour Beatty 7 Maxim Business Park Parklands Av Eurocentral North Lanarkshire ML1 4WQ

Application Permitted - no conditions

73 **Application No:** 20/01806/FULL

Date Decision Issued: 07/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of one and a half storey extension with associated balcony to side and rear of dwellinghouse and alterations to existing domestic garage.

Location: 7 Glencoul Avenue Dalgety Bay Dunfermline Fife KY11 9XL

Applicant: Mr Craig McWilliams 7 Glencoul Avenue Dalgety Bay Dunfermline Fife KY11 9XL

Agent:

Application Permitted - no conditions

74 **Application No:** 20/01856/FULL **Date Decision Issued:** 08/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations and extension to dwellinghouse

Location: 10 Bannerman Avenue Inverkeithing Fife KY11 1NG

Applicant: Mr and Mrs Chris and Maureen Bray 10 Bannerman Avenue Inverkeithing
United Kingdom KY11 1NG

Agent: Ross McIlveen 62 Bennachie Way Dunfermline Fife KY11 8JA

Application Permitted - no conditions

75 **Application No:** 20/01894/FULL

Date Decision Issued: 08/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey extension to side and rear of dwellinghouse, erection of canopy to rear and formation of vehicular access

Location: 40 Dovecot Park Aberdour Burntisland Fife KY3 0TE

Applicant: Mr Ralph Jessop 40 Dovecot Park Aberdour Burntisland Fife KY3 0TE

Agent: Neil Millsop 2 Shore Road Aberdour Burntisland Fife KY3 0TR

Application Permitted - no conditions

76 **Application No:** 20/01918/FULL **Date Decision Issued:** 09/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of raised deck to side of dwellinghouse

Location: 2 Chapel Villas Dalgety Bay Dunfermline Fife KY11 9UD

Applicant: Mrs Louisa Dawson 2 Chapel Villas Dalgety Bay Dunfermline Fife KY11 9UD

Agent: Stephen Lynas iDraw Plans Limited 37 Peasehill Brae Rosyth Scotland KY11 2AP

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from car park/storage area for the siting of 3 shipping containers for use as studio/workshop units (Class 10), siting of 2 shipping containers for storage space, siting of toilet unit and external alterations and re-roofing of existing store

Location: North Queensferry Harbour Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

Applicant: Ms Jane Hesketh North Queensferry Harbour Old Railway Pier Off Ferry Road North Queensferry Scotland KY11 1HW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all 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 Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation 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 whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Planning Authority.

Reason(s):

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

78 **Application No:** 20/01872/FULL

Date Decision Issued: 14/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Two storey extension to the side of dwellinghouse, single storey extension to rear of dwellinghouse and erection of domestic garage

Location: 45 Humble Terrace Aberdour Burntisland Fife KY3 0XP

Applicant: Mr Anthony Reid 45 Humble Terrace Aberdour Burntisland Fife KY3 0XP

Agent: Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

Application Permitted - no conditions

79 **Application No:** 20/02052/FULL

Date Decision Issued: 27/10/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to the rear of dwellinghouse

Location: 19 Granton View Dalgety Bay Dunfermline Fife KY11 9FX

Applicant: Mr & Mrs Brodie 19 Granton View Dalgety Bay Dunfermline Fife KY11 9FX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any Order amending, revoking or re-enacting that Order, no glazing shall be installed on the side of the extension hereby approved facing the property currently known as 17, Granton View, Dalgety Bay, Fife, other than that hereby approved, without planning permission first having been granted for same.

Reason(s):

1. To ensure control over development in the interests of the privacy of the neighbouring residential property.

80 **Application No:** 20/01736/FULL **Date Decision Issued:** 01/11/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of first floor extension to side of dwellinghouse

Location: 15 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

Applicant: Mr Antony Theodas 15 Pinewood Drive Dalgety Bay Dunfermline Scotland
ky11 9sp

Agent: Colm Curran 12 Main Street Comrie Dunfermline United Kingdom KY12 9HD

Application Permitted - no conditions

81 **Application No:** 20/01789/FULL **Date Decision Issued:** 08/10/2020

Ward: Kirkcaldy Central

Proposal: Formation of raised roof to front of dwellinghouse

Location: 22 Ben Ledi Road Kirkcaldy Fife KY2 5RP

Applicant: Mr Colin McLachlan 22 Ben Ledi Road Kirkcaldy Fife KY2 5RP

Agent:

Application Permitted - no conditions

82 **Application No:** 20/01405/FULL

Date Decision Issued: 09/10/2020

Ward: Kirkcaldy Central

Proposal: Erection of single storey extension to rear of dwellinghouse and external alterations including formation of raised platform and steps and installation of doors and windows

Location: 80 Milton Road Kirkcaldy Fife KY1 1TP

Applicant: Mr William Stewart 80 Milton Road Kirkcaldy Fife KY1 1TP

Agent:

Application Permitted - no conditions

83 **Application No:** 20/01649/FULL

Date Decision Issued: 28/10/2020

Ward: Kirkcaldy Central

Proposal: Alterations to boundary wall to create vehicle access and installation of gates, installation of 5 No. rooflights and alteration to window to form door

Location: 27 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Kenny Bell 27 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Agent: Robin Manson 8 Panmure Place Kirkcaldy Fife KY2 6JY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the driveway coming into use, 2m x 25m visibility splays must be provided and maintained clear of all obstructions exceeding 600 millimetres in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 27KY11UWBW_PBLP (dated 20th October on IDOX). The visibility splays shall be retained for the lifetime of the development.

Reason(s):

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

84 **Application No:** 20/01925/FULL **Date Decision Issued:** 28/10/2020

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of flatted dwelling.

Location: 32 Percival Street Kirkcaldy Fife KY2 5QA

Applicant: Mrs Yulyia Roberts 32 Percival Street Kirkcaldy Fife KY2 5QA

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

Application Permitted - no conditions

85 **Application No:** 20/01865/FULL **Date Decision Issued:** 01/11/2020

Ward: Kirkcaldy Central

Proposal: Erection of single storey extension to rear of dwellinghouse.

Location: 12 Lina Street Kirkcaldy Fife KY2 5LA

Applicant: Mr Jordan Sammutt 12 Lina Street Kirkcaldy Fife KY2 5LA

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of Use from vacant land to storage site (Class 6) including installation of boundary fence

Location: Land Adjacent To Barnardos Office Mitchelston Industrial Estate Myregormie Place Kirkcaldy Fife

Applicant: Mr Tim Reid Primrose Hill Cottage Primrose Hill Primrose Hill Doune United Kingdom FK16 6HJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE STORAGE SITE, HEREBY APPROVED, BEING BROUGHT INTO USE; any reconstruction of the industrial vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. PRIOR TO THE STORAGE SITE, HEREBY APPROVED, BEING BROUGHT INTO USE; visibility splays 3m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines and as shown on Plan Reference 06 (Visibility Splay Plan). The visibility splays shall be retained for the lifetime of the development.
3. PRIOR TO THE STORAGE SITE, HEREBY APPROVED, BEING BROUGHT INTO USE; there shall be provided within the curtilage of the site 5 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Plan Reference 07 (Proposed Road Layout). The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

87 **Application No:** 20/01967/FULL

Date Decision Issued: 09/10/2020

Ward: Kirkcaldy East

Proposal: Installation of French doors to rear of flatted dwelling

Location: 32 Cook Street Dysart Kirkcaldy Fife KY1 2UX

Applicant: Ms Justine Hoffman 32 Cook Street Dysart Kirkcaldy Scotland KY1 2UX

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy East
Proposal: Change of use from hardstanding to form domestic access and erection of wall and entrance gate
Location: 32 Wemyss Road Dysart Kirkcaldy Fife KY1 2XZ
Applicant: Mr Douglas Rogerson 32 Wemyss Road Dysart Kirkcaldy Fife KY1 2XZ
Agent: Archie Higgins 35 Harbour Place Burntisland UK KY3 9DP

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

1. THE EXTERNAL FINISHING MATERIALS OF THE BOUNDARY WALL AND GATE HEREBY APPROVED, shall match those of the existing boundary treatment along the frontage of the site.
2. BEFORE THE NEW DOMESTIC ACCESS HEREBY APPROVED COMES INTO USE, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. Work shall include the removal of the existing vehicular crossing for the dwelling and replacement with a footway including the provision of 100mm upstand kerbing.
3. BEFORE THE NEW DOMESTIC ACCESS HEREBY APPROVED COMES INTO USE, visibility splays 2m x 45m, as shown on approved drawing number 759/WD/2 (Fife Council Reference 01A), shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be retained for the lifetime of the development.
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 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 Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation 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 whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Planning Authority.

Reason(s):

1. In the interests of visual amenity.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
4. To ensure all contamination within the site is dealt with.

89 **Application No:** 20/01537/FULL **Date Decision Issued:** 15/10/2020

Ward: Kirkcaldy East

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 The Fairway Kirkcaldy Fife KY1 3AX

Applicant: Mr M Montgomery 7 The Fairway Kirkcaldy KY1 3AX

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

Application Permitted - no conditions

90 **Application No:** 20/02022/CLP

Date Decision Issued: 26/10/2020

Ward: Kirkcaldy East

Proposal: Certificate of Lawfulness (Proposed) for installation of rooflights to front and rear of dwellinghouse

Location: 14 Jute Place Kirkcaldy Fife KY1 2HL

Applicant: Ms Stephanie Gardiner 14 Jute Place Kirkcaldy Scotland KY1 2HL

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy United Kingdom KY1 1SB

Application Permitted - no conditions

91 **Application No:** 20/00882/FULL

Date Decision Issued: 29/10/2020

Ward: Kirkcaldy East

Proposal: Formation of car parks

Location: Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

Applicant: NHS Fife Estates Dept Victoria Hospital Hayfield Road Kirkcaldy UK KY2 5AH

Agent: NORR Consultants Ltd Suite 1A Skypark 5 45 Finnieston Street Glasgow UK G3 8JU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the closure of car park H and the start of construction works on the proposed orthopaedic elective care centre, the new and amended car parks as shown on the documents 05, 06, 07, 09 & 10 shall be constructed in accordance with the details shown on document 16 and be completed and open for the use of patients and/or staff.

Reason(s):

1. In the interest of road and pedestrian safety to ensure there is no reduction in car parking numbers within the site.

92 **Application No:** 20/01941/FULL

Date Decision Issued: 07/10/2020

Ward: Kirkcaldy North

Proposal: Alterations to existing conservatory roof

Location: 5 Newliston Drive Kirkcaldy Fife KY2 6YH

Applicant: Ms Moira Lee 5 Newliston Drive Kirkcaldy Fife KY2 6YH

Agent:

Application Permitted - no conditions

93 **Application No:** 20/02071/CLP

Date Decision Issued: 07/10/2020

Ward: Kirkcaldy North

Proposal: Certificate of lawfulness (proposed) for partial conversion of garage to form habitable living space and formation of window opening

Location: 1 Vancouver Way Kirkcaldy Fife KY2 6GF

Applicant: Mr & Mrs. Paul James 1 Vancouver Way Kirkcaldy Scotland KY2 6GF

Agent: Scott Fairclough 11 Henry Street Bo'ness Scotland EH51 9TY

Application Permitted - no conditions

94 **Application No:** 20/01770/FULL

Date Decision Issued: 27/10/2020

Ward: Kirkcaldy North

Proposal: Single storey extension to front and side of dwellinghouse.

Location: 97 Barry Road Kirkcaldy Fife KY2 6JL

Applicant: Mr Wayne Lynch 97 Barry Road Kirkcaldy Fife KY2 6JL

Agent: Stuart Lochrie Waterside Studios Coltbridge Avenue Edinburgh EH12 6AH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED 2no. 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 for the lifetime of the development.

Reason(s):

1. To ensure adequate provision of off-street car parking.

95 **Application No:** 20/01947/CLP

Date Decision Issued: 28/10/2020

Ward: Kirkcaldy North

Proposal: Certificate of Lawfulness (Proposed) for erection of single storey garage extension to side of dwellinghouse

Location: 53 Craigearn Avenue Kirkcaldy Fife KY2 6YS

Applicant: Mr And Mrs J Young 53 Craigearn Avenue Kirkcaldy Fife KY2 6YS

Agent: Greig Ramsay 88 Porterfield Comrie Dunfermline Fife KY12 9XG

Application Permitted - no conditions

96 **Application No:** 20/01710/FULL

Date Decision Issued: 29/10/2020

Ward: Kirkcaldy North

Proposal: First floor extension with balcony to rear of dwellinghouse

Location: 2 Alloway Drive Kirkcaldy Fife KY2 6DX

Applicant: Mr & Mrs A Wood 2 Alloway Drive Kirkcaldy Fife KY2 6DX

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Change of use from agricultural land to form extension to holiday site (4 wigwams)
Location: Land At Montrave Estate For Wigwams Montrave Kennoway Fife
Applicant: Sir Nicholas Gilmour Montrave House Montrave Leven Fife KY8 5NY
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The holiday units hereby approved shall be used as holiday accommodation only and not as permanent dwelling units. Each single letting period of the wigwams (pods) hereby approved shall not exceed 12 consecutive weeks in any calendar year. For the avoidance of doubt the holiday accommodation hereby approved shall not be used as the sole or main residence of any occupant.
2. Prior to the occupation of each of the proposed wigwams, there shall be off street parking spaces provided for that wigwam as shown on Drawing no. 2A hereby approved. These spaces shall be maintained for the lifetime of the development.
3. The protective measures necessary to safeguard trees specified in drawing 2A hereby approved shall be implemented before development operations commence and retained throughout development operations. No building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. FOR THE AVOIDANCE OF DOUBT there shall be no removal, lopping or felling of any trees during development operations hereby approved.

Reason(s):

1. To ensure the development is restricted to holiday accommodation only and not permanent residential accommodation.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of safeguarding and maintaining the natural environment.
4. In the interests of safeguarding and maintaining the natural environment.

98 **Application No:** 20/01735/FULL **Date Decision Issued:** 06/10/2020

Ward: Leven, Kennoway And Largo

Proposal: Replacement roof covering, installation of 6 no. rooflights and upgrading rainwater goods

Location: Maple Lodge Links Road Leven Fife KY8 4HS

Applicant: Mr & Mrs J. Crowe Maple Lodge Links Road LEVEN U.K. KY8 4HS

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of coffee shop with associated drive-thru (Class 3) and bin store including associated infrastructure works
Location: Land For Proposed Starbucks Riverside Retail Park Riverside Road Leven Fife
Applicant: Nexus Properties Ltd 3 Barrett Street St. Christopher's Place London United Kingdom W1U 1AY
Agent: Sara Cockburn 177 West George Street Glasgow United Kingdom G2 2LB

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

1. Prior to the development coming into use, all off-street parking spaces and the turning and manoeuvring facilities shall be provided as shown on Approved Drawing No. PL-SP-02 Rev. C (Document Number 3A), in accordance with the current Fife Council Transportation Development Guidelines and be maintained as such for the lifetime of the development.
2. Before any development starts on site, full details of the proposed renewable energy generating technology (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with the approved details.
3. 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.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure the provision of adequate off-street parking and turning/manoeuvring facilities.
2. In the interests of sustainable development; to ensure the development complies with FIFEplan Policy 11: Low Carbon Fife.
3. In the interest of safely developing potentially contaminated land; to ensure all potential contamination on site is dealt with.

100**Application No:** 20/01443/CLP

Date Decision Issued: 15/10/2020

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for single storey extension to rear of dwellinghouse and conversion of integral garage to form habitable living space including installation of window

Location: 4 Kenneth Court Kennoway Leven Fife KY8 5SP

Applicant: Mr Alexander McLuckie 4 Kenneth Court Kennoway Scotland KY8 5SP

Agent:

Application Permitted - no conditions

101 **Application No:** 20/00890/FULL

Date Decision Issued: 16/10/2020

Ward: Leven, Kennoway And Largo

Proposal: Change of use from part of Shop (Class 1) and Professional Services (Class 2) to form 2 dwellinghouses (Class 9) and 1 flatted dwelling (Sui Generis) and external alterations including the formation of and replacement of windows and doors

Location: 4 High Street And 4 6 8 Union Street Leven Fife KY8 4LZ

Applicant: Mr M Anees 6 High Street Leven UK KY8 4LZ

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

Application Permitted - no conditions

102 **Application No:** 20/01386/LBC

Date Decision Issued: 22/10/2020

Ward: Leven, Kennoway And Largo

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

Location: 4 And 6 High Street Leven Fife KY8 4LZ

Applicant: Mr M Anees 6 High Street Leven United Kingdom KY8 4LZ

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

Application Permitted - no conditions

103 **Application No:** 20/01035/CLE

Date Decision Issued: 28/10/2020

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing) for the use of ten pitches to site residential caravans

Location: Letham Feus Caravan Park Leven Fife KY8 5NT

Applicant: Letham Feus Park Ltd Cupar Road Leven Fife Scotland KY8 5NT

Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of 9 affordable residential dwellings, including associated access, landscaping and parking
Location: Site To South Of Turpie Road Leven Fife
Applicant: Ramzan Partnership Janiwala The Causeway Kennoway United Kingdom KY8 5JU
Agent: Alan Baxter 108 St Clair Street Kirkcaldy Scotland KY1 2BD

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

1. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
2. BEFORE ANY WORKS START ON SITE, exact details of the energy saving measures/efficiencies required to comply with the Scottish Planning Policy (2014) on A Low Carbon Place (Delivering Heat and Electricity) and Policy 11 of the Adopted FIFEplan (2017) shall be submitted for the prior written approval of Fife Council as Planning Authority. The details submitted shall demonstrate the exact measures incorporated in the proposed building(s) to minimise the energy used on the site, and those measures incorporated in the overall design of the building(s) which minimise the impact on the carbon footprint of the building(s). Thereafter, the building(s), and any additional energy installations, which might be required, shall be implemented as approved prior to occupation of the building, and any variations shall first be agreed in writing with the Planning Authority.
3. BEFORE ANY FINISHING MATERIALS ARE FITTED TO THE HEREBY APPROVED DEVELOPMENT, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by the Planning Authority. The development shall be built using these approved materials unless prior written approval for alternative finishing materials.
4. PRIOR TO THE OCCUPATION OF ANY UNIT HEREBY APPROVED, full details of the proposed boundary treatments and street furniture shall be submitted for the prior written approval of the Planning Authority. For the avoidance of doubt, boundary treatments specified for the enclosure of private garden ground shall be at least 1.8 metres in height, or in the case of hedging, once it becomes established. The boundary treatments agreed shall thereafter be erected prior to occupation of any unit and shall be retained in perpetuity, unless otherwise approved in writing by the Planning Authority.
5. PRIOR TO THE OCCUPATION OF ANY UNIT HEREBY APPROVED, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The landscaping plan shall include details of biodiversity enhancement. For the avoidance of doubt, site boundaries shall feature native species rich hedgerows. Also, any trees shall be species of native origin. Climbers or shrub planting should be used to screen any sections of timber fencing. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
6. If any vegetation clearance and demolition take place during the bird nesting season (March to August inclusive), then prior to any such works taking place the developer shall be required to first gain the express written consent of the Council as Planning Authority. This shall require the developer to submit a walkover survey during the bird nesting season in question undertaken by a suitably qualified ecologist.
7. PRIOR TO THE COMMENCEMENT OF WORKS, the applicant shall submit a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. This Scheme of Works shall also specify working hours. 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. Once approved, the development shall be constructed in accordance with the approved Scheme of Works unless otherwise agreed in writing.
8. Prior to the occupation of each individual dwellinghouse, there shall be 1.5 No. off street parking spaces provided for that dwellinghouse. The off street parking and turning facilities will comply with that shown on

Drawing No. PL 003 - B and in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development. For the avoidance of doubt, a total of 15 No. off street parking spaces shall be required to accommodate all of the proposed 9 No. dwellinghouses.

9. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by Fife Council as planning authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
10. 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.
11. 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 10. 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.
12. 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.
13. The hereby approved residential 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.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 3A, 3B and 3D shall be undertaken within the curtilages of the dwellings hereby approved without the express prior consent of this Planning Authority.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no windows or other glazed openings shall be formed within the north facing first floor elevation of the flatted building hereby approved, unless otherwise approved by the Planning Authority.
16. No development shall commence until the remediation works and any further remediation works/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.
17. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any further remediation works/or mitigation necessary to address the risks posed by past coal mining activity.
18. Acoustic trickle vents and window glazing with respective performances of 33 DNEW (in the open position) and 33 Rw shall be utilised where applicable throughout the entire development.
19. THE DWELLING UNITS HEREBY APPROVED, shall be affordable housing, as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.

Reason(s):

1. In the interests of securing sustainable development, to minimise the impact on the environment and to ensure the residential properties are energy efficient.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interest of visual amenity; to ensure that the boundary treatments respect the character and appearance of the surrounding area.
4. In order to ensure that an adequate scheme of landscaping which includes native planting is specified.
5. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
6. In the interests of biodiversity and ecology.
7. In the interests of protecting residential amenity.
8. In the interest of road and pedestrian safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
12. To ensure all contamination within the site is dealt with.
13. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).
14. As the development, hereby approved, has small garden ground areas, it is the opinion of this Planning Authority that the additional degree of planning control is necessary due to the need to prevent uncontrolled site coverage and to ensure that sufficient useable garden ground area remains.
15. To safeguard the privacy and residential amenity of the future semi-detached dwellings hereby approved.
16. To ensure the requirement for remedial actions as a result of coal mining legacy is suitably addressed.
17. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
18. To ensure acceptable internal noise levels are achieved whilst allowing for adequate ventilation.
19. In order to define the terms of the consent.

105 **Application No:** 20/02017/FULL

Date Decision Issued: 31/10/2020

Ward: Leven, Kennoway And Largo

Proposal: Erection of first floor extension to rear and side of dwellinghouse

Location: 4 Glenlyon Place Leven Fife KY8 4QY

Applicant: Mr D Cunningham 4 Glenlyon Place Leven UK KY8 4QY

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

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of three dwellinghouses (substitution of housetypes on plot 29, 30 and 31 - amendment to planning permission reference 19/01255/FULL)
Location: Site Adjacent To The Avenue Lochgelly Fife
Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to occupation of each house, there shall be provided within the curtilage of the site 2 No parking spaces per house in plots 30 & 31 for vehicles in accordance with the current Fife Council Parking Standards, as shown on drawing SP-02 Rev J. The parking spaces shall be retained through the lifetime of the development.
2. Prior to occupation of the house, there shall be provided within the curtilage of the site 3 No parking spaces in plot 29 for vehicles in accordance with the current Fife Council Parking Standards, as shown on drawing SP-02 Rev J. The parking spaces shall be retained through the lifetime of the development.
3. Prior to the occupation of each house, the access driveways being constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%). The driveway widths shall not exceed 5 metres per plot.
4. Prior to occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
5. No works shall commence until a Remediation Strategy (including details of any proposed grouting, gas membrane/preclusion specification and foundation design) has been submitted to and approved in writing by Fife Council.
6. Prior to occupation of the development, remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 5.
7. Prior to occupation of the development, following completion of any measures identified in the approved Remediation Strategy a Validation Report (containing all validation elements) shall be submitted to Fife Council. Unless otherwise agreed in writing by Fife Council, no part of the site shall be brought into use until such time as the remediation measures for site have been completed in accordance with the approved Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by Fife Council.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. To ensure the proposed remediation strategy is suitable.
6. To ensure remedial works are carried out to the agreed protocol.
7. To provide verification that remediation has been carried out to Fife Council's satisfaction.

107 **Application No:** 20/01732/FULL

Date Decision Issued: 08/10/2020

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of outbuilding to rear of dwellinghouse

Location: 16 Woodland Gait Cluny Kirkcaldy Fife KY2 6NS

Applicant: Mr Martin White 16 Woodland Gait Cluny KY2 6NS

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted - no conditions

108 **Application No:** 20/01998/FULL **Date Decision Issued:** 13/10/2020

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erect domestic garage

Location: 66 Park Street Lochgelly Fife KY5 9JU

Applicant: Mr Steven Duffy 66 Park Street Lochgelly Fife KY5 9JU

Agent:

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of outbuilding and formation of raised deck
Location: 60 The Beeches Lochgelly Fife KY5 9QB
Applicant: Mr and Mrs Scott Davidson 60 The Beeches Lochgelly Fife KY5 9QB
Agent: Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

110 **Application No:** 20/02070/CLP

Date Decision Issued: 28/10/2020

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (proposed) for erection of fence

Location: King George Playing Fields Main Street Crosshill Fife

Applicant: Mrs Kerry Duff 73 Montrose Crescent Lochore Lochgelly Fife KY5 8EA

Agent:

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of two storey side extension and two storey rear extension to dwellinghouse
Location: 29 Benarty Avenue Lochgelly Fife KY5 9EF
Applicant: Mr Richard Rankine 29 Benarty Avenue Lochgelly KY5 9EF
Agent: Malcolm Crawford 48 Kirkcoun Park Ballingry KY5 8PB

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

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

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

Reason(s):

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

112Application No: 20/02115/CLP

Date Decision Issued: 07/10/2020

Ward: Rosyth

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

Location: 4 South Roundall Limekilns Dunfermline Fife KY11 3JX

Applicant: Mr David Nairn 4 South Roundall Limekilns Scotland KY11 3JX

Agent: Barry Sturrock Aretlea 233 Grahamsdyke Street Laurieston Scotland FK2 9NA

Application Permitted - no conditions

113 **Application No:** 20/01727/FULL

Date Decision Issued: 08/10/2020

Ward: Rosyth

Proposal: Erection of retaining wall and fence to rear of dwellinghouse

Location: 118 Park Road Rosyth Dunfermline Fife KY11 2QT

Applicant: Ms Karine Lindsay 118 Park Road Rosyth KY11 2QT

Agent: Jordan Cowie 4 Coronation Crescent Leven KY8 4BJ

Application Permitted - no conditions

114 **Application No:** 20/01661/FULL

Date Decision Issued: 13/10/2020

Ward: Rosyth

Proposal: Retrospective application for installation of replacement windows and doors to front and rear of flat

Location: 24 Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

Applicant: Mr Carol Reid 24 Brucehaven Road Limekilns KY11 3HZ

Agent: Craig Williamson 9 Peploe Rise Dunfermline KY11 8NB

Application Permitted - no conditions

115Application No: 20/02327/CLP

Date Decision Issued: 28/10/2020

Ward: Rosyth

Proposal: Certificate of lawfulness (proposed) for single storey extension with associated raised platform to rear of dwellinghouse

Location: 12 The Old Orchard Limekilns Dunfermline Fife KY11 3HS

Applicant: Miss Alison Graham 12 The Old Orchard Limekilns Dunfermline Fife KY11 3HS

Agent:

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Listed building consent for internal and external alterations to dwellinghouse
Location: Strathtyrum House Strathtyrum St Andrews Fife KY16 9SF
Applicant: Strathtyrum & Fossoway Farms Strathtyrum House C/O Mr Henry Cheape St Andrews United Kingdom KY16 9SF
Agent: Stuart Brown Melville House 129 Scott Street Perth Perth & Kinross PH2 8LU

Conditional Approval/Referral HS**Approve** subject to the following condition(s):-

1. All new stone details, including those to the new extension, shall be constructed in natural stone of a type, size, colour, texture and coursing to match the existing stonework, unless otherwise agreed in writing with Fife Council as Planning Authority.
2. The north gable wall shall be repointed using a traditional mortar mix consisting of lime and aggregate (no cement), the specification of which shall be submitted to this Planning Authority for approval in writing within 4 weeks of this consent notice.
3. The new slate to the north gable extension shall be reclaimed Scottish slate to match the type, colour, size, texture and thickness of the existing slate on this projection.
4. All existing panelled doors, skirtings, plaster cornices and surrounds shall be retained and continued around new partitions.
5. The new external entrance door shall be a traditionally constructed solid wood door with traditional ironmongery.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category A Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category A Listed Building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category A Listed Building.
4. To protect the internal character and appearance of this Category A Listed Building.
5. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category A Listed Building.

117 **Application No:** 20/01766/LBC

Date Decision Issued: 07/10/2020

Ward: St. Andrews

Proposal: Listed Building Consent to raise the roof, alter specifications of glazed wall, omit a 4th floor window, amend coping and parapet material and the addition of roof top plant (amendments to 14/01187/LBC)

Location: Rusacks Marine Hotel Pilmour Links St Andrews Fife KY16 9JQ

Applicant: SAUK Operator Ltd 54 Portland Place London England W18 1DY

Agent: WCP ARCHITECTS 6 Albyn Lane Aberdeen Scotland AB10 6SZ

Application Permitted - no conditions

118**Application No:** 20/01993/CLE

Date Decision Issued: 12/10/2020

Ward: St. Andrews

Proposal: Certificate of Lawfulness (existing) of flatted dwelling as holiday accomodation (short term let)

Location: 3B Baker Lane St Andrews Fife KY16 9PJ

Applicant: Mr Peter Keenan 43 Cleveden road Glasgow United Kingdom G12 0PH

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: Flat 3 8 Murray Place St Andrews Fife KY16 9AP

Applicant: Mr Neil McNicol Flat 3 8 Murray Place St Andrews United Kingdom KY16 9AP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the sliding sash and case windows hereby approved shall be traditionally finished in white painted timber frames, shall have no plant on transom detail and there shall be no trickle vents visible externally.

Reason(s):

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

120**Application No:** 20/01921/FULL

Date Decision Issued: 16/10/2020

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse

Location: Wester Balrymonth Farm Cairnsmill St Andrews Fife KY16 8NN

Applicant: Mr M. O'Brien Wester Balrymonth House Wester Balrymonth Cairnsmill St
Andrews U.K. KY16 8NN

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of replacement door and windows, insertion of roof cowls and painting of existing windows

Location: 45C South Street St Andrews Fife KY16 9QR

Applicant: Mr Eamonn Agha 96 Kensington High Street Kensington London United Kingdom W8 4SG

Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 03 A, the wrought iron window planter boxes are not approved and shall not be placed on the building.

Reason(s):

1. In the interests of visual amenity; to protect the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement door and windows, insertion of roof cowls, painting of existing windows, and internal alterations

Location: 45C South Street St Andrews Fife KY16 9QR

Applicant: Mr Eamonn Agha 96 Kensington High street Kensington London UK W8 4SG

Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 03 A, the wrought iron window planter boxes are not approved and shall not be placed on the building.
2. BEFORE WORKS COMMENCE ON SITE, full specification details of the acoustic floor insulation to the first floor shall be submitted to this Planning Authority for PRIOR approval in writing by the Planning Authority.

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

Reason(s):

1. In the interests of visual amenity; to protect the character and appearance of this Category C Listed Building.
2. To reserve the rights of the Planning Authority with respect to these details.

123**Application No:** 20/01917/FULL

Date Decision Issued: 19/10/2020

Ward: St. Andrews

Proposal: Installation of satellite dish to rear of dwellinghouse

Location: 9 Hepburn Gardens St Andrews Fife KY16 9DF

Applicant: Mrs Alexandra Chan 9 Hepburn Gardens St Andrews United Kingdom KY16 9DF

Agent:

Application Permitted - no conditions

124**Application No:** 20/02344/CLP

Date Decision Issued: 22/10/2020

Ward: St. Andrews

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

Location: 37 Bonfield Park Strathkinness St Andrews Fife KY16 9SY

Applicant: Mr John Watson 37 Bonfield Park Strathkinnes Scotland KY16 9SY

Agent: Bill Andrew 21 Hogan Drive Strathaven Scotland ML10 6EP

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Listed building consent for erection of extension with roof terrace to rear of dwellinghouse and internal alterations
Location: 22 Greenside Place St Andrews Fife KY16 9TH
Applicant: Dr Gilly Thomson 22 Greenside Place St. Andrews United Kingdom KY16 9TH
Agent: Colin Simpson Creewood 11A Bank Street Elie Fife KY9 1BW

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

1. BEFORE ANY WORK STARTS ON SITE, full specifications, including colour, shall be submitted for the following for the prior written approval of this Planning Authority;

- Render finish to walls
- Stone cope to extension
- Glass balustrade including fixing details
- External vents, gutters and pipework - including their location

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

2. BEFORE ANY WORK STARTS ON SITE, the following details, including full specification and colour, shall be submitted for the following for the prior written approval of this Planning Authority;

- 1:20 elevation and sectional drawings of the 1st floor timber door and side screen to roof terrace
- Paving, steps and garden privacy screen

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

3. FOR THE AVOIDANCE OF DOUBT, the balustrade shall be formed from clear transparent frameless glass only, unless otherwise agreed in writing with this Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, all insulation materials used on the converted roof space shall be of a breathable type.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.
2. To reserve the rights of the Planning Authority with respect to these details and to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.
4. To reserve the rights of the Planning Authority with respect to this detail and to ensure the breathability of the building is maintained.

Ward: St. Andrews
Proposal: Listed building consent for restoration of pend walls to original stonework, repainting of pend ceiling and installation of external light
Location: Restoration Work At Baker Lane St Andrews Fife
Applicant: St Andrews Pilgrim Foundation Kinburn Castle Doubledykes Road St Andrews UK KY16 9DR
Agent: Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

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

1. Prior to preparing two sample wall panels requested under Condition 2 , full specifications of the traditional lime mortar mixes (no cement) and application methods to be employed shall be submitted to this Planning Authority for PRIOR approval in writing.
2. Two small sections of both walls shall be stripped of paint in advance using the DOFF steam method as per manufacturers recommendations, wall joints shall be hand raked out and repaired using lime mortar approved under Condition 1, and clear close-up photographs of the stripped and re-pointed wall surfaces shall be submitted to this Planning Authority for PRIOR approval in writing.

Thereafter the development shall be progressed and completed in accordance with the sample panels and materials as approved unless changes are subsequently agreed in writing with this Planning Authority.

3. Once the paint removal process and the repointing of the walls is complete, photographs of both walls shall be submitted with details on what lime washes including their colour were identified during the paint removal process, and confirmation given on what colour paint finishes are still proposed, for PRIOR approval in writing by this Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, all cabling and wall clips serving the light fitment shall closely match the wall colour and all light fixtures into the wall shall be non-ferrous in type and placed within joints, not on the stone faces.
5. FOR THE AVOIDANCE OF DOUBT, the degree of illumination produced from the lantern shall be discrete and subdued and not overly bright.

Reason(s):

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of these Category B Listed Buildings.
2. To reserve the rights of the Planning Authority with respect to the methods of wall repair employed.
3. In the interests of visual amenity; to ensure the external finishes do not detract from the character and appearance of these Category B Listed Buildings.
4. To reserve the rights of the planning Authority with respect to these details.
5. To reserve the rights of the Planning Authority with respect to the level of illumination.

Ward: St. Andrews
Proposal: Restoration of pend walls to original stonework, repainting of pend ceiling and installation of external light
Location: Restoration Work At Baker Lane St Andrews Fife
Applicant: St Andrews Pilgrim Foundation Kinburn Castle Doubledykes Road St Andrews United Kingdom KY16 9DR
Agent: Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

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

1. Prior to preparing two sample wall panels requested under Condition 2 , full specifications of the traditional lime mortar mixes (no cement) and application methods to be employed shall be submitted to this Planning Authority for PRIOR approval in writing.
2. Two small sections of both walls shall be stripped of paint in advance using the DOFF steam method as per manufacturers recommendations, wall joints shall be hand raked out and repaired using lime mortar approved under Condition 1, and clear close-up photographs of the stripped and re-pointed wall surfaces shall be submitted to this Planning Authority for PRIOR approval in writing.

Thereafter the development shall be progressed and completed in accordance with the sample panels and materials as approved unless changes are subsequently agreed in writing with this Planning Authority.

3. Once the paint removal process and the repointing of the walls is complete, photographs of both walls shall be submitted with details on what lime washes including their colour were identified during the paint removal process, and confirmation given on what colour paint finishes are still proposed, for PRIOR approval in writing by this Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, all cabling and wall clips serving the light fitment shall closely match the wall colour and all light fixtures into the wall shall be non-ferrous in type and placed within joints, not on the stone faces.
5. FOR THE AVOIDANCE OF DOUBT, the degree of illumination produced from the lantern shall be discrete and subdued and not overly bright.

Reason(s):

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of these Category B Listed Buildings and the St. Andrews Conservation Area, within which the site is located.
2. To reserve the rights of the Planning Authority with respect to the methods of wall repair employed.
3. In the interests of visual amenity; to ensure the external finishes do not detract from the character and appearance of these Category B Listed Buildings and the St. Andrews Conservation Area, within which the site is located.
4. To reserve the rights of the planning Authority with respect to these details.
5. To reserve the rights of the Planning Authority with respect to the level of illumination.

Ward: St. Andrews
Proposal: Single storey extension to rear of flatted dwelling and installation of replacement windows
Location: 9 Windmill Road St Andrews Fife
Applicant: Mr Chris Underwood 9 Windmill Road St. Andrews Scotland KY16 9JJ
Agent: Chuanne Simon 237 Baldrigeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and unless otherwise agreed in writing with this Planning Authority before any works commence on site, the replacement windows shall be traditionally constructed sliding timber sash and case windows as shown on approved drawing 03 A with their timber framing, horns and external colour matching the windows on the front elevation of the first floor flatted dwelling.
2. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be attached to the front face of those windows which shall be located on the front principle elevation of the flatted dwelling.
3. All proposed external finishing materials including roofing materials to the proposed rear extension shall match those of the existing rear extension, in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

Ward: St. Andrews

Proposal: Installation of dormer to front of dwellinghouse

Location: Annes Cottage Kincaple St Andrews Fife KY16 9SH

Applicant: Mr and Mrs Cole-Hamilton Annes Cottage Kincaple St Andrews Fife KY16 9SH

Agent: Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials to roof, face, haffits and windows shall match those of the existing adjacent dormer located on the south west facing elevation, in terms of size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.
2. Unless otherwise agreed in writing with this Planning Authority PRIOR to commencing works on site, the proposed dormer window shall be a timber sash and case window which matches the design and style of the adjacent dormer window as shown on approved drawing 03.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the area.

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse and formation of car-parking and associated access
Location: Land To The North Of Abbey Farm Steading Balmerino Fife
Applicant: Mrs Mary Thomson 4 Abbey Farm Steading Balmerino Newport on Tay Fife DD6 8BQ
Agent: Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from the air source heat pump hereby approved shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring 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.
2. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site 2 No. off street parking spaces 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.
3. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for a car to allow a vehicle 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.
4. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 2m x 43m to the south and 2m x 40m to the north shall be provided at the junction of the new access and the public road. The visibility splays shall be permanently maintained free from any obstructions exceeding 600mm in height above the adjacent road channel level.
5. Prior to the first occupation of the proposed dwellinghouse, the vehicular access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
6. With the exception of tree no. T3 in the Tree Protection Plan (drawing 08) hereby approved, all trees within or near the boundary of the site shall be retained and shall not have their roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
7. Trees T1 and T2 in the Tree Protection Plan (drawing 08) hereby approved shall be retained in perpetuity and shall not have their roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
8. The protective measures and arboricultural methods necessary to safeguard trees specified in the Arboricultural Report (drawing no. 11) and Tree Protection Plan (drawing no. 8) hereby approved shall implemented in full and protective fencing retained in a sound and upright condition throughout the demolition/development operations. No building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
9. Prior to the commencement of the construction of the foundations of the dwellinghouse hereby approved, details of the specification and design of the foundations, demonstrating how this foundation design complies with the tree protection requirements of the Arboricultural Report (drawing no. 11) and Tree Protection Plan (drawing no. 8) hereby approved, shall be submitted to this Planning Authority for prior written approval. Thereafter, the approved details shall be implemented in full.
10. 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.
11. The landscaping scheme as detailed in drawing 5D hereby approved shall be implemented within the first planting season following the completion or occupation of the development hereby approved, whichever is the sooner.

12. No works shall be carried out on site that would disturb or destroy birds' nests in use during the nesting season (defined as March to August inclusive) unless a site survey by a suitably qualified person has been undertaken to determine whether or not the development would adversely affect nesting birds on site. Details of any such survey shall be submitted for the further approval of this planning Authority prior to the commencement of works on site.
13. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
14. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
15. BEFORE ANY WORK STARTS ON SITE, samples of the proposed stone, render, roofing tiles, balustrade finish and window and door frames, for the dwellinghouse, and stone for boundary walling, shall be submitted for PRIOR approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained for the lifetime of the development.

Reason(s):

1. In the interests of residential amenity.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. 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.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
6. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
7. To preserve and protect these mature trees located in the Conservation Area of Balmerino.
8. In the interests of safeguarding and maintaining the natural environment.
9. In the interests of safeguarding and maintaining the natural environment.
10. 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.
11. In the interests of visual amenity and effective landscape management
12. In the interests of species protection.
13. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
14. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
15. In the interest of visual amenity and protecting the character and appearance of the Balmerino Conservation Area.

Ward: Tay Bridgehead**Proposal:** Single storey garage extension to side and 2 storey extension to rear of dwellinghouse**Location:** 8 Banknowe Drive Tayport Fife DD6 9LN**Applicant:** Mrs Pauleene Johnson 8 Banknowe Drive Tayport Scotland DD6 9LN**Agent:** Keith Nicolson 10 Woodburn Terrace St Andrews KY16 8BA**Application Refused****Reason(s):**

1. In the interests of safeguarding visual amenity; the submitted drawings are in-accurate, the drawings have not been corrected and revised to address residential amenity concerns and it cannot therefore be demonstrated that the proposals would fully comply with Policies 1 and 10 of the Adopted Fifeplan 2017, Making Fife's Places - Supplementary Guidance (2018) and Fife Councils Planning Customer Guidelines on Home Extensions (2016).
2. In the interests of safeguarding residential amenity; the submitted drawings are in-accurate, the drawings have not been corrected, no daylight and sunlight calculations have been submitted and overlooking concerns have not been addressed, and it cannot therefore be demonstrated that the proposals would fully comply with Policies 1 and 10 of the Adopted Fifeplan 2017, Fife Council's Planning Customer Guidelines on Home Extensions (2016), Daylight and Sunlight (2018) and Garden Ground (2016).

132**Application No:** 20/02227/CLP

Date Decision Issued: 09/10/2020

Ward: Tay Bridgehead

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

Location: 8 Queen Street Newport On Tay Fife DD6 8EE

Applicant: Mrs Joanne Myles 8 Queen Street Newport On Tay Fife DD6 8EE

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Planning permission in principle for erection of dwellinghouse with associated access and parking

Location: 71 Ogilvy Street Tayport Fife DD6 9NG

Applicant: Mr Michael Lawson Oakbank Wester Kinnear Kinnear Kilmany Newport On Tay Fife DD6 8RH

Agent:

Application Refused

Reason(s):

1. In the interests of preserving the character of the public streetscape of Ogilvy Street and Ogilvy Place, Tayport; by virtue of its layout and lack of set-back, the development would be an incongruous addition to the public streetscape that would compromise the building line established by existing properties, contrary to Policies 1C and Policy 14 of the Adopted FIFEPlan (2017) and the Making Fife's Places Supplementary Guidance (2018).
2. In the interests of residential amenity; by virtue of its under-provision of garden ground, the development would not provide an acceptable standard of garden ground for a new dwellinghouse, thereby constituting over-development, contrary to the SPP, Policies 1 and 10 of the Adopted FIFEPlan (2017) and Fife Council's Planning Customer Guidelines on Garden Ground (2016).
3. In the interests of road safety; by virtue of the proposed parking layout proposing an access of more than three car widths, and the failure to provide requisite visibility splays for the proposed development (2m x 25m visibility splays for vehicles), the development would compromise pedestrian and vehicular safety, contrary to Policies 1, 3 and 10 of the Adopted FIFEPlan (2017) and the Making Fife's Places Transportation Guidelines (2018).

Ward: Tay Bridgehead**Proposal:** Planning permission in principle for erection of dwellinghouse, access and parking**Location:** 28 Linksfield Tayport Fife DD6 9LY**Applicant:** Mr Michael Lawson Oakbank Wester Kinnear Kinnear Kilmany Newport On Tay Fife DD6 8RH**Agent:****Application Refused****Reason(s):**

1. In the interests of residential amenity and road safety; by virtue of its under-provision of garden ground, the development would not provide an acceptable standard of garden ground for the existing dwellinghouse and proposed new dwellinghouse, thereby constituting overdevelopment, contrary to the SPP (2014), and Policies 1 and 10 of the Adopted FIFEPlan (2017).
2. In the interests of road safety, the development would not provide an acceptable standard of off-street parking for the existing dwellinghouse and the proposed new dwellinghouse, thereby constituting overdevelopment, contrary to the SPP (2014), and Policies 1 and 3 of the Adopted FIFEPlan (2017).

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse (repositioning and external alterations to approved housetype on plot 10 - amendment to 17/02241/ARC)
Location: Land To The North And South Of Forgan Drive Drumoig Fife
Applicant: Drumoig Developments Ltd Craigie House Forgan Drive Drumoig Leuchars Scotland KY16 0DW
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development hereby approved shall be developed in accord with the legal agreement and conditions imposed on the original planning permission 15/01977/PPP and 17/02241/ARC insofar as these are relevant to the development.
2. The total noise from the hereby approved air source heat pump shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any neighbouring noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
3. Prior to the first occupation of the proposed dwelling, the first two metres of the driveway behind the adjoining public footway should be paved to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
4. Prior to the first occupation of the proposed dwellinghouse, the minimum size of individual parking bays in a driveway shall be 3.0m x 5.5m.
5. Prior to the first occupation of the proposed dwellinghouse, there shall be 3 no. off street parking spaces provided within the curtilage of the site for the purposes of providing off street parking, in accordance with the current Fife Council Transportation Development Guidelines and the approved plans. These parking spaces shall be formed and kept free of obstruction to their use as parking spaces for the lifetime of the development.
6. All roadside boundary markers within the site (walls, fences, planting, shrubs) shall be maintained for the lifetime of the development outwith the visibility splay line or at a height not exceeding 600mm above the adjacent carriageway level.
7. All cills shall be constructed from cast stone with the exception of the two first-floor cills on elevation B (as detailed in drawing 02 hereby approved), for which glass reinforced plastic (GRP) material shall be used, finished to match the cast stone used for all other cills of the dwellinghouse.

Reason(s):

1. To ensure that an appropriate level of affordable housing and play facilities is provided to support the development.
2. to safeguard residential amenity
3. In the interests of road safety; to ensure the provision of adequate design and to ensure that no deleterious material is dragged onto the public footway or road.
4. In the interests of road safety; to ensure the provision of adequate off-street parking spaces.
5. In the interests of road safety; to ensure the provision of adequate off-street parking.
6. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular accesses and the public road.
7. in the interest of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

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

Applicant: Dr K Abernethy 24A Main Street Guardbridge St Andrews Fife KY16 0UG

Agent: Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The external finish to the extension walls, including colour, shall match those of the existing dwellinghouse unless otherwise agreed in writing by this Planning Authority BEFORE works commence on site.
2. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be installed on the south-east gable wall of the extension hereby approved at a later date without the express consent of this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of safeguarding residential amenity of neighbouring property.

137 **Application No:** 20/01842/FULL

Date Decision Issued: 23/10/2020

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Netherlea Place Wormit Newport On Tay Fife DD6 8NW

Applicant: Mr. & Mrs. Christopher & Gillian Mitchell 7 Netherlea Place Wormit Newport On
Tay Fife DD6 8NW

Agent:

Application Permitted - no conditions

138**Application No:** 20/02397/CLP

Date Decision Issued: 26/10/2020

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse

Location: 4 Kinbrae Park Newport On Tay Fife DD6 8HE

Applicant: Mrs Deborah Wann Kinbrae Park 4 Kinbrae Park Newport-on-tay Fife DD6 8HE

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse (Section 42 to vary condition 3 of planning permission 01/94/0469P regarding the occupation of dwellinghouse)
Location: St Michaels Inn St Michaels St Andrews Fife KY16 0DU
Applicant: Invergeldie Limited 14 City Quay Camperdown Street Dundee United Kingdom DD1 3JA
Agent: Peter Ferguson 45 Gordon Street Glasgow United Kingdom G1 3PE

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

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent Orders revoking or re-enacting those Orders) no development of the type specified in Schedule 1, Parts 1 and 2 - i.e. domestic extensions, garages, outbuildings, fences, gates, walls, heating tanks, external redecoration or roof alterations - shall be undertaken without the express prior approval in writing of Fife Council as Planning Authority.
2. No front boundary marker shall exceed a height of 1 metre above the adjacent road channel level.
3. The dwellinghouse shall have a drying green and dustbin area completely concealed from view from any public highway, and these shall be enclosed by screen fences or walls at least 1.8 metres in height.
4. A turning area shall be provided within the curtilage of the site suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed in addition to and clear of the parking areas.
5. As detailed in the Proposed Site Plan hereby approved (Drawing 05), the LPG tank, associated blockwork wall and slab shall be removed, the LPG tank relocated, and the three parking spaces shall be provided. These works shall be completed within 6 months of the decision date of this planning consent and thereafter the parking spaces shall be maintained throughout the lifetime of the development.

Reason(s):

1. In the opinion of Fife Council as Planning Authority the additional degree of planning control is necessary because of the special character of the layout and the need to prevent uncontrolled site coverage.
2. In the interests of road safety; to provide adequate visibility at the access point(s).
3. In the interests of safeguarding visual and residential amenity, and also local environmental quality.
4. To ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interests of road safety. To ensure adequate off-street parking provision.

140**Application No:** 20/01792/FPN

Date Decision Issued: 28/10/2020

Ward: Tay Bridgehead

Proposal: Prior Notification for forestry related building works (non-residential)

Location: Airdit Lucklaw Quarry Road Balmullo St Andrews Fife KY16 0AL

Applicant: Mr Daniel Taylor Sandpiper House Ruthvenfield Road Inveralmond Industrial Estate Perth Scotland PH1 3EE

Agent: Daniel Taylor Sandpiper House Ruthvenfield Rd Inveralmond Industrial Estate Perth Scotland PH1 3EE

Application Permitted - no conditions

141 **Application No:** 20/02064/FULL

Date Decision Issued: 31/10/2020

Ward: Tay Bridgehead

Proposal: Installation of replacement roof to existing conservatory

Location: 5 Bridieswell Gardens Gauldry Newport On Tay Fife DD6 8RY

Applicant: Mr C Peters 5 Bridieswell Gardens Gauldry Newport on Tay Scotland DD6 8RY

Agent: Elena Usabiaga 6 Dock Place Suite 1B Edinburgh United Kingdom EH6 6LU

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 2 Pitdinnie Road Cairneyhill Dunfermline Fife KY12 8RE

Applicant: Mr William Braisby 2 Pitdinnie Road Cairneyhill Dunfermline Scotland KY12 8RE

Agent: Jordan Howieson 24 North Urquhart Place Dunfermline Fife Ky12 9FE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: West Fife And Coastal Villages
Proposal: Change of use of part of dwellinghouse (Class 9) to childminding business (Class 10) (maximum of 8 children)
Location: 25 Rose Gardens Cairneyhill Dunfermline Fife KY12 8QS
Applicant: Ms Evelyn Jack 25 Rose Gardens Cairneyhill Dunfermline United Kingdom KY12 8QS
Agent: Rachel Smillie 174 Townhill Road Dunfermline UK KY12 0BP

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

1. The change of use hereby approved shall be restricted to a children's nursery use and for no other use within Class 10 of the Schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.
2. The nursery business operating from No. 25 Rose Gardens, Cairneyhill, Fife, under the change of use consent hereby approved shall not employ third-party external employees or volunteers as staff for the nursery operating from this premises. For the avoidance of doubt this stipulation does not include owners of the business who are resident in the house at 25 Rose Gardens.

Reason(s):

1. In the interests of protecting residential amenity and road safety; in order to retain full control over the development.
2. In order to protect the amenity of nearby residential developments, and in the interest of road safety; in order to control the total number of children served by the nurse and maintain proper control over the business in a residential area.

144**Application No:** 20/01804/LBC

Date Decision Issued: 15/10/2020

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for single storey extension to rear of dwellinghouse

Location: 20 Kirk Street Kincardine Alloa Fife FK10 4PT

Applicant: Ms Angela Arnott 20 Kirk Street Kincardine Fife FK10 4PT

Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted - no conditions

145**Application No:** 20/02270/CLP

Date Decision Issued: 16/10/2020

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for erection of two single storey extensions to rear and side of dwellinghouse and external alterations including installation of doors and windows

Location: Langside 1 Laurel Gardens Gowkhall Dunfermline Fife KY12 9PQ

Applicant: Mr Passmore Chikuni Langside Carnock Road Gowkhall Dunfermline Scotland KY12 9NX

Agent: Hazel Dickson 23 Reid Street Dunfermline Fife KY127EE

Application Permitted - no conditions

146**Application No:** 20/01509/FULL

Date Decision Issued: 23/10/2020

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement roof to conservatory including raised roof height

Location: The Ochil View 3 Woodhead Farm Road High Valleyfield Dunfermline Fife
KY12 8EQ

Applicant: Mr J Shaw 3 Woodhead Farm Road Culross Scotland KY12 8EQ

Agent: Ross Jeffrey CR Smith Glaziers (Dunfermline) Ltd. Gardeners Street
Dunfermline Scotland KY12 0RN

Application Permitted - no conditions

147 **Application No:** 20/01834/FULL

Date Decision Issued: 30/10/2020

Ward: West Fife And Coastal Villages

Proposal: Erection of single storey extension and installation of dormer to rear of dwellinghouse

Location: 20 Carneil Terrace Carnock Dunfermline Fife KY12 9JL

Applicant: Ms Ashley Harper 20 Carneil terrace Carnock UK KY12 9JL

Agent: Hazel Dickson 23 Reid Street Dunfermline Fife KY12 7EE

Application Permitted - no conditions