



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 28/12/2020 - 24/01/2021

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

Ward:

Proposal: Planning permission in principle for erection of dwellinghouse
Address: Land to the South East of Kilmux House Leven Fife KY8 5NW

Location: Land To The East Of Kilmux House Leven Fife

Applicant: The Firm Of W.M. Arnot Kilmux House Leven Fife KY8 5NW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. The design of the dwellinghouse to be submitted under the terms of Condition 1 above shall be no more than one and half storeys in height unless as agreed in writing by Fife Council as Planning Authority.
3. Prior to any works starting on site, visibility splays of 3m x 210m to the North East and 3m x210m to the South West be provided at the junction access where it meets with the existing A916 Classified Public Road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the proposed dwellinghouse, the first 3m of the access behind the adjacent classified public road shall be surfaced in a paved material (not concrete slabs) All works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the proposed dwellinghouse, there shall be off street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by

occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

7. Where a garage is to be considered for inclusion in the required off street parking provision, the internal garage dimensions shall be a minimum of 3m x 7m. Anything smaller than this will not be considered as an off street parking space.
8. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this 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.
9. Prior to the occupation of the proposed dwellinghouse, passing places shall be provided that are intervisible with each other and shall be no more that 150m apart along the length of the private access driveway.
10. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of visual amenity; to ensure the form of development is compatible with the surrounding development.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction and to ensure that deleterious materials are not dragged onto the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate off street parking.
8. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
9. 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 narrow carriageway/private access driveways.
10. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

2 **Application No:** 20/02789/ADV

Date Decision Issued: 14/01/2021

Ward:

Proposal: Erection of 1 no. non illuminated advertisement board - land between Sandpiper Drive and Dunlin Drive Dunfermline

Location: Land 600M North Of Amazon Fulfilment Centre Sandpiper Drive Dunfermline Fife

Applicant: Fife College Carnegie College Pittsburgh Road Dunfermline Fife KY11 8DY

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. For the avoidance of doubt, the sign board hereby approved shall be completely removed and all fixing holes made good within 5 years of this decision.

Reason(s):

1. In the interests of protecting the wider streetscene and to ensure the temporary advertisement sign remains as such.

3 **Application No:** 20/02865/FULL **Date Decision Issued:** 04/01/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 162 Main Street Coaltown Of Wemyss Kirkcaldy Fife KY1 4NH

Applicant: Mr Andrew Rollo 162 Main Street Coaltown of Wemyss Kirkcaldy Scotland
KY1 4NH

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 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.

4 **Application No:** 20/03174/CLP **Date Decision Issued:** 05/01/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of Lawfulness (Proposed) for siting of temporary modular building for use as site office

Location: Site At Fife Energy Park Links Drive Methil Fife

Applicant: Cesscon Decom Ltd 9 Deer Park Avenue Livingston Scotland EH54 8AF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Once the fabrication, engineering and decommissioning operations at the site have ceased, the modular building shall be removed from the site within 3 months.
2. Any adjoining land on which development permitted by this Class has been carried out shall as soon as reasonably practicable, be reinstated to its condition before that development was carried out.

Reason(s):

1. As per Class 14 3(a) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended.
2. As per Class 14 3(a) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended.

5 **Application No:** 20/00013/FULL **Date Decision Issued:** 14/01/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of office building (Class 2) and formation of access and car parking

Location: Main Road P C Main Road East Wemyss Kirkcaldy Fife KY1 4RA

Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston
United Kingdom EH54 5DG

Agent: Gavin Williamson 129 High Street Linlithgow United Kingdom EH49 7EJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed office building, there shall be 1 No. off street parking spaces provided 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 first operations of the office building, 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.
3. Prior to the vehicle access coming into use visibility splays of 2.0m x 25m shall be provided to the left and right at the development access and Station Park, and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level. For the avoidance of doubt, all roadside boundary markers within the site, ie, walls, fences, planting, shrubs etc. being maintained in perpetuity outwith the visibility splay line or at a height not exceeding 600mm above the adjacent carriageway level.

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 and pedestrian 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 junctions.

6 **Application No:** 20/03050/FULL **Date Decision Issued:** 14/01/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 1 Chemiss Road Methilhill Leven Fife KY8 2BP

Applicant: Mr & Mrs Mathieson 1 Chemiss Road Methilhill Leven Fife KY8 2BP

Agent:

Application Permitted - no conditions

7 **Application No:** 20/00450/FULL **Date Decision Issued:** 13/01/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of retail unit (Class 1) and formation of access, car parking, hardstanding, and associated landscaping works
Location: Proposed Lidl Supermarket Site Esplanade Kirkcaldy Fife
Applicant: Lidl Great Britain Ltd 1 Coddington Crescent Motherwell Scotland ML1 4YS
Agent: Daniel Wheelwright 8A Rutland Square Edinburgh Scotland EH1 2AS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved through this application. 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.
2. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

3. Prior to the retail unit being opened, the access bellmouth from the public road shall be constructed with a maximum throat width of 7.3 metres with 6 metre radius kerb, including a raised table, coloured surfacing and warning signs to protect and highlight the existing footway/cycleway.
4. Prior to the retail unit being opened, the former bus workshop "in" vehicular access shall be reconstructed as a footway/cycleway to tie-in with the existing footway/cycleway on the Esplanade frontage of the site.
5. Prior to the opening of the retail unit, the construction and delineation of the parking, manoeuvring, servicing, turning and access driveway areas shall be as shown proposed site plan 4181(T)02 Rev C, including the 3 metres wide footpath/cyclepath raised table between the customer access to the proposed building and the Esplanade adjacent to the proposed parking space '12'.
6. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 130 No parking spaces for vehicles in accordance with the current Fife Council Parking Standards as shown proposed site

plan 4181(T)02 Rev C. The parking spaces shall be retained through the lifetime of the development.

7. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 10. No covered and secure cycle parking spaces in accordance with the current Fife Council Parking Standard as shown proposed site plan 4181(T)02 Rev C. The parking spaces shall be retained through the lifetime of the development.
8. Prior to the opening of the retail unit, visibility splays of 3 metres x 90 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.
9. Within 9 months of the opening of the retail unit, proposals for the provision of pedestrian and cycle facilities across the Esplanade to the existing southbound bus stop, including an assessment of the demand for the crossing itself, shall be submitted to and approved in writing by Fife Council. The agreed facilities shall be implemented within 12 months of the opening of the retail unit, and shall be implemented in accordance with the agreed plans.
10. Within 6 months of the occupation of the retail unit, a Staff Travel Plan, aimed to encourage more sustainable means of travel, shall be submitted and approved in writing. A staff travel survey is required in order to write the Travel Plan, which shall identify modal targets, the measures to be implemented, and the system of management monitoring, review, reporting and the duration of the plan. The travel plan shall incorporate measures designed to encourage modes of travel other than the private car.
11. BEFORE CONSTRUCTION STARTS ON SITE, 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 the proposed development shall be submitted and approved in writing by Fife Council as planning authority for written approval. This shall include details of the working hours for the construction process. This shall include details of the working hours for the construction process and shall comply with 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). Development shall take place in accordance with the details approved through this condition.
12. BEFORE ANY WORK STARTS ON SITE, a Construction and Environmental Management Plan (CEMP) for the site shall be submitted to and approved in writing by Fife Council as planning authority. This shall include:
 - (i) details of buffer zones for the Tiel Burn;
 - (ii) pollution prevention measures during construction;
 - (iii) details of storage areas to be utilised during the construction period; and
 - (iv) details of any proposed construction access routes.
 - (v) details of wheel washing facilities

Once approved the construction of the development on the site shall be undertaken entirely in accordance with the provisions of the approved method statement.

13. BEFORE ANY DEVELOPMENT STARTS ON SITE, final landscaping details shall be submitted for the written approval of Fife Council as planning authority. These details shall include a final landscaping plan with additional tree planting throughout the site and in particular along the frontage (A921) of the site. The landscaping plan shall also provide full details of the landscaping enhancement along the Tiel Burn.
14. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. These details shall include consideration of the various habitats proposed on site and shall incorporate measures to promote biodiversity. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
15. 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.
16. BEFORE ANY DEVELOPMENT STARTS ON SITE, a scheme of tree protection measures to protect trees adjoining the site during construction shall be submitted and approved in writing by Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
17. BEFORE ANY DEVELOPMENT STARTS ON SITE, an updated boundary treatment plan with elevation details shall be submitted for the written approval of Fife Council as planning authority which provides high quality boundary treatment on the northern and western boundaries. For the avoidance of doubt the proposals submitted with this application are not considered acceptable. All boundary treatments shall thereafter be

carried out in accordance with the approved details.

18. BEFORE THE UNIT IS BROUGHT INTO USE, full details of all the installations and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions have been submitted and approved in writing by Fife Council as planning authority and the works specified in the approved scheme have been installed in accordance with the details approved through this condition. Such works shall thereafter be retained, operated at all times when the units are in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with Fife Council as planning authority. Unless otherwise agreed in writing, noise from all fixed plant and equipment at the site should not exceed a rating level of 35dB L Aeq,15min during the night-time period when measured 1m from the windows closest noise sensitive receptors and should not exceed a rating level of 45dB L Aeq, 1h when measured at the closest noise sensitive receptor during the daytime period.
19. The gross internal floor space of the retail development shall not exceed 2487sqm including any mezzanine levels and the net internal trading floor space shall not exceed 1500sqm including any mezzanine levels. Within that maximum level, no more than 30% of the net retail sales area shall be used for comparison (non-food) retailing purposes. Any increase in the sizes shall only be made with the written approval of Fife Council as planning authority.
20. BEFORE THE STORE IS OPEN, an amended site plan showing details of connectivity improvements for cyclists and pedestrians approaching the site from the north shall be submitted for approval. For the avoidance of doubt the connectivity improvement proposals submitted with this application are not considered acceptable.

Reason(s):

1. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
2. To ensure all contamination within the site is dealt with.
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 an adequate design layout and construction
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
9. In the interest of road safety
10. In the interest of sustainability and promoting different modes of travel.
11. In the interests of residential amenity.
12. In the interests of protecting the adjacent water body.
13. In the interests of biodiversity enhancement and good design.
14. 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.
15. 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.
16. In the interests of protecting the trees neighbouring the site.
17. In the interests of visual amenity and good design.
18. In the interests of protecting residential amenity.
19. In the interests of defining the permission and protecting the vitality and viability of the town centre.
20. In the interest of connectivity and permeability.

8 **Application No:** 20/02885/FULL **Date Decision Issued:** 22/01/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to front of dwellinghouse

Location: 3 South View Burntisland Fife KY3 9BS

Applicant: Mr M McKenzie 3 South View Burntisland Fife KY3 9BS

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

Application Permitted - no conditions

9 **Application No:** 20/02936/FULL **Date Decision Issued:** 22/01/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Glamis Terrace Kinghorn Burntisland Fife KY3 9XE

Applicant: Mr and Mrs D C Taylor 8 Glamis Terrace Kinghorn Burntisland Fife KY3 9XE

Agent: Kevin Adamson 5 Fillan Street Dunfermline Scotland KY11 8ZB

Application Permitted - no conditions

10 **Application No:** 20/02980/FULL **Date Decision Issued:** 11/01/2021

Ward: Cowdenbeath

Proposal: Erection of summerhouse (retrospective)

Location: 21 Hilton Road Cowdenbeath Fife KY4 9EJ

Applicant: Mr Darren Adamson 21 Hilton Road Cowdenbeath KY4 9EJ

Agent:

Application Permitted - no conditions

11 **Application No:** 20/02773/FULL **Date Decision Issued:** 04/01/2021

Ward: Cupar

Proposal: Capping of existing chimneys

Location: Bute House 28 Crossgate Cupar Fife KY15 5HH

Applicant: Mr Allan Clark Bute House 28 Crossgate Cupar United Kingdom KY15 5HH

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

Application Permitted - no conditions

12 **Application No:** 20/02614/FULL **Date Decision Issued:** 05/01/2021

Ward: Cupar

Proposal: Installation of replacement windows to front of dwellinghouse

Location: 29 Castlefield Cupar Fife KY15 4DB

Applicant: Mr P Cavanagh 29 Castlefield Cupar UK KY15 4DB

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

Application Permitted - no conditions

13 **Application No:** 20/02697/FULL **Date Decision Issued:** 19/01/2021

Ward: Cupar

Proposal: Dormer extension to rear of dwellinghouse

Location: Montrave Station Cottage Greenside Leven Fife KY8 5PE

Applicant: Mr W Finlay Montrave Station Cottage Greenside Leven UK KY8 5PE

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

Application Permitted - no conditions

14 **Application No:** 20/02297/FULL

Date Decision Issued: 21/01/2021

Ward: Cupar

Proposal: Alterations to shopfront including repainting and installation of replacement door, window and 2 ventilation grills (retrospective)

Location: 15 Ladywynd Cupar Fife KY15 4DE

Applicant: FootMed Clinic 15-17 Ladywynd Cupar Scotland KY15 4DE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. WITHIN 2 MONTHS FROM THE DATE OF THIS CONSENT, full details shall be submitted for PRIOR approval in writing by this Planning Authority for the following,

- the proposed finish to the frontage wall located below the new casement window as shown on approved drawing 03A

Thereafter the finishing of this wall shall be carried out in accordance with the detail approved within 2 months of the detail being approval unless changes are subsequently agreed in writing with this Planning Authority,

Reason(s):

1. To reserve the rights of the Planning Authority with respect to this detail.

15 **Application No:** 20/02809/FULL **Date Decision Issued:** 22/01/2021

Ward: Cupar

Proposal: Erection of single storey extension to side of dwellinghouse

Location: 9 Campbell Crescent Cupar Fife KY15 5YT

Applicant: Mr Werner Remmele 9 Campbell Crescent Cupar Scotland KY15 5YT

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

Application Permitted - no conditions

16 **Application No:** 20/02870/FULL **Date Decision Issued:** 22/01/2021

Ward: Cupar

Proposal: Erection of garden shed to rear of dwellinghouse

Location: 3 Barony Millgate Cupar Fife KY15 5ER

Applicant: Mr Alasdair Hood 3 The Barony Cupar Fife KY15 5ER

Agent:

Application Permitted - no conditions

17 **Application No:** 20/02417/FULL **Date Decision Issued:** 28/12/2020

Ward: Dunfermline Central

Proposal: Erection of dormer to rear of dwellinghouse

Location: 31 Gowanbrae Drive Dunfermline Fife KY12 7RL

Applicant: Mr Gavin Fotheringham 31 Gowanbrae Drive Dunfermline UK KY12 7UL

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

18 **Application No:** 20/02367/FULL **Date Decision Issued:** 29/12/2020

Ward: Dunfermline Central

Proposal: Installation of replacement doors
Site address: 93A-F Appin Crescent, Dunfermline, KY12 7QT

Location: 93A-F Appin Crescent Dunfermline Fife KY12 7QT

Applicant: Kingdom Housing Association Ltd Head Office Saltire Centre Pentland Court
Glenrothes Scotland KY6 2DA

Agent: Vikki Wykes The Signature Building 8 Pitreavie Court Dunfermline Scotland
KY11 8UU

Application Permitted - no conditions

19 **Application No:** 20/03057/CLP

Date Decision Issued: 29/12/2020

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) for external alterations to dwellinghouse (change garage to habitable living accommodation)

Location: 17 Stanhouse Crescent Dunfermline Fife KY11 8YX

Applicant: Mr M McCran 17 Stanhouse Crecent Dunfermline United Kingdom KY11 8YX

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

Application Permitted - no conditions

20 **Application No:** 20/02646/FULL

Date Decision Issued: 07/01/2021

Ward: Dunfermline Central

Proposal: Change of use from occupational health practice (Class 2) to office building (Class 4)

Location: 3 Thomson House 11 Pitreavie Court Pitreavie Business Park Dunfermline Fife KY11 8UU

Applicant: Orion Engineering Services Ltd Orion House Castle Heather Inverness Scotland IV2 6AA

Agent: Marc Giles 7 Exchange Crescent Conference Square Edinburgh United Kingdom EH3 8AN

Application Permitted - no conditions

21 **Application No:** 20/02641/FULL **Date Decision Issued:** 12/01/2021

Ward: Dunfermline Central

Proposal: Erection of single storey extension to rear and alterations to garage to form habitable living space to front of dwellinghouse

Location: 20 Regulus Street Dunfermline Fife KY11 8XD

Applicant: Ms Rachael James 20 Regulus Street Dunfermline UK KY11 8XD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of extension or new habitable accommodation, there shall be provided within the curtilage of the site 2 parking spaces for vehicles, in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No add/273/01 Rev A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

22 **Application No:** 20/02662/FULL **Date Decision Issued:** 12/01/2021

Ward: Dunfermline Central

Proposal: Erection of extension and formation of raised platform to rear of dwellinghouse

Location: 54 Garvock Terrace Dunfermline Fife KY12 7UH

Applicant: Mr & Mrs A Nutt 54 Garvock Terrace Dunfermline UK KY12 7UH

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

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Change of use from public house (Sui Generis) to six flatted dwellings (Sui Generis) with external alterations including installation of replacement doors and windows, installation of solar panels, alterations to roof and formation of balconies and window openings

Location: Sinkys Bar 19 Pilmuir Street Dunfermline Fife KY12 7AJ

Applicant: Mr Michael Ranaldi 7 Preston Crescent Inverkeithing KY11 1DR

Agent: Richard Moss 6 Doune Park Way Coatbridge North Lanarkshire ML5 4EQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to new windows being installed and flatted dwellings being occupied, full window specifications shall be submitted to Fife Council as Planning Authority for written approval with full evidence to show the windows will comply with the proposed mitigation measures as per Section 4.4 of the road traffic noise survey provided by dB Acoustics and Environmental Services. Thereafter, the windows shall be installed as agreed.
2. Details of the additional sound insulation for all properties to provide acceptable noise mitigation measures will be provided to Fife Council as Planning Authority for written approval prior to the occupation of the flatted dwellings. Thereafter the insulation shall be provided as agreed.
3. The windows proposed are hereby not approved. Full specifications of aluminium or alu-clad windows with a dark or coloured frame shall be submitted prior to occupation of the flatted dwellings for written approval to Fife Council as Planning Authority. Thereafter the windows shall be installed as agreed.
4. The proposed external wall rendering is hereby not approved. Full details of an appropriate rendering shall be submitted to Fife Council as Planning Authority for PRIOR written approval and thereafter applied as agreed.
5. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of maintaining an acceptable level of residential amenity.
2. In the interests of maintaining an acceptable level of residential amenity.
3. In the interests of enhancing the look of the building and conservation area.
4. The proposed external wall rendering is hereby not approved. Full details of an appropriate rendering shall be submitted to Fife Council as Planning Authority for written approval and thereafter applied as agreed.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017)

24 **Application No:** 20/02306/FULL

Date Decision Issued: 18/01/2021

Ward: Dunfermline Central

Proposal: Erection of extension to rear of dwellinghouse including formation of balcony, formation of raised platform, installation of dormer and alterations to existing dormer including formation of pitched roof.

Location: 31 Garvock Hill Dunfermline Fife KY12 7UR

Applicant: Mr William Mowbray 31 Garvock Hill Dunfermline KY12 7UR

Agent: FINE DESIGNS 13 Park Avenue Dunfermline KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED three off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and shall thereafter be maintained and kept available as such for the lifetime of the development.
2. BEFORE THE APPROVED BALCONY IS BROUGHT INTO USE, 1.8 metre high obscurely glazed privacy screens shall be erected on both sides as indicated on the approved plans and thereafter shall be maintained as such for the lifetime of the development.

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. In the interests of safeguarding residential amenity.

25 **Application No:** 20/01974/FULL **Date Decision Issued:** 19/01/2021

Ward: Dunfermline Central

Proposal: Alteration to shopfront
Site: 19 Bruce Street, Dunfermline

Location: 19 Bruce Street Dunfermline Fife KY12 7AG

Applicant: Mr Altaf Mohammed 2 Rose Bank John Knox Road Longniddry Scotland
EH23 0PG

Agent: Ian Christie 1 Johns Place Leith Edinburgh United Kingdom EH6 7EL

Application Permitted - no conditions

26 **Application No:** 20/02850/ADV

Date Decision Issued: 19/01/2021

Ward: Dunfermline Central

Proposal: Display of one non-illuminated fascia sign and one non-illuminated projecting sign

Location: 24 Bruce Street Dunfermline Fife KY12 7AG

Applicant: Mr Christopher Matheson 6 Milesmark Court Dunfermline Scotland KY12 9PD

Agent: Andrew Bushell 199 Admiralty Road Rosyth Scotland KY11 2BW

Application Permitted - no conditions

27 **Application No:** 20/02659/ADV

Date Decision Issued: 20/01/2021

Ward: Dunfermline Central

Proposal: Installation of 1 no. fascia sign

Location: 17 New Row Dunfermline Fife KY12 7EA

Applicant: Mrs T Grayson 17 New Row Dunfermline Fife KY12 7EA

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

Application Permitted - no conditions

28 **Application No:** 20/02429/FULL **Date Decision Issued:** 21/01/2021

Ward: Dunfermline Central

Proposal: External alterations to shopfront

Location: 17 New Row Dunfermline Fife KY12 7EA

Applicant: Mrs Tracey Grayson 17 New Row Dunfermline Scotland KY12 7EA

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

Application Permitted - no conditions

29 **Application No:** 20/02592/FULL **Date Decision Issued:** 21/01/2021

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 21 Transy Grove Dunfermline Fife KY12 7QP

Applicant: Mr Stuart Kenny 21 Transy Grove Dunfermline Fife KY12 7QP

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

Application Permitted - no conditions

Ward: Dunfermline Central
Proposal: Restoration of a section of the Lyne Burn with associated landscaping and drainage
Location: Rex Park Malcolm Street Dunfermline Fife
Applicant: Mrs Debbie Chapman 2nd Floor Rothesay House Rothesay Place Glenthroes Scotland KY7 5PQ
Agent: Sally Garford Toronto Square WSP Toronto Square Leeds UK LS1 2HJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No building demolition or vegetation clearance including tree felling shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority.
2. An Otter Species Protection Plan as set out in Sections 4.3.7 and 4.3.8 of the approved Preliminary Ecological Appraisal (Plan Reference 34A) shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. The development, shall, thereafter, be carried out as per any subsequent approved details.
3. The recommendations contained within Table 2 of the approved Bat Survey (Plan Reference 38) and relating to a further inspection of the Willow tree (Tag 6283) and Lime Tree (Tag 6260) shall be carried out in full BEFORE ANY WORKS COMMENCE ON SITE. This Planning Authority shall be formally notified in writing of the completion of such measures and no works shall commence on site until this Planning Authority has confirmed in writing that the submitted details are acceptable.
4. Details of any ecological enhancement measures as contained within section 4.4. of the Preliminary Ecological Appraisal (Plan Reference 34A) including the placement of bat boxes and the provision of resting sites for otters shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. The development, shall, thereafter, be carried out as per any subsequent approved details.
5. The tree protection measures as specified within the approved tree protection plan (Plan Reference 37) shall be implemented in full BEFORE ANY WORKS COMMENCE ON SITE. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interests of species protection.
2. In the interests of species protection.
3. In the interests of species protection.
4. In the interests of ecological enhancement.
5. In order to ensure that no damage is caused to the existing trees during development operations.
6. To ensure all contamination within the site is dealt with.

31 **Application No:** 20/02564/FULL **Date Decision Issued:** 28/12/2020

Ward: Dunfermline North

Proposal: Change of use from shop (Class 1) to flatted dwelling (Sui Generis) including installation of doors to side

Location: 100 Main Street Townhill Dunfermline Fife KY12 0EL

Applicant: Mr Alan Matson 100 Main Street Townhill Dunfermline Fife KY12 0EL

Agent: Ian Dunn 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

32 **Application No:** 20/02836/FULL **Date Decision Issued:** 21/01/2021

Ward: Dunfermline North

Proposal: Increase height of existing integral garage

Location: 76 Watson Place Dunfermline Fife KY12 0DT

Applicant: Mr Alan Simpson 76 Watson Place Dunfermline Scotland KY12 0DT

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

33 **Application No:** 20/02661/FULL **Date Decision Issued:** 12/01/2021

Ward: Dunfermline South

Proposal: Erection of retaining wall and fence including formation of raised platform

Location: 5 Manor Gardens Dunfermline Fife KY11 8RW

Applicant: Dr. Visay Arulnathan 5 Manor Gardens Dunfermline Scotland KY11 8RW

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

34 **Application No:** 20/02664/FULL **Date Decision Issued:** 12/01/2021

Ward: Dunfermline South

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 64 Fergusson Road Dunfermline Fife KY11 8NA

Applicant: Mr & Mrs G Stott 64 Fergusson Road Dunfermline United Kingdom KY11 8NA

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

Application Permitted - no conditions

35 **Application No:** 20/02823/FULL **Date Decision Issued:** 18/01/2021

Ward: Dunfermline South

Proposal: Erection of porch extension to front of dwellinghouse

Location: 25 Lilac Grove Dunfermline Fife KY11 8AP

Applicant: Mr and Mrs David Arlotte 25 Lilac Grove Dunfermline Scotland KY11 8AP

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

Application Permitted - no conditions

36 **Application No:** 20/02725/FULL **Date Decision Issued:** 06/01/2021

Ward: East Neuk And Landward

Proposal: Two storey extension to front and dormer extensions to sides of dwellinghouse and erection of double domestic garage

Location: 2 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr & Mrs Sandy Murray 2 St Adrians Place Anstruther Fife KY10 3DX

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

Application Permitted - no conditions

37 **Application No:** 20/02638/FULL **Date Decision Issued:** 07/01/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Pinkerton Road Crail Anstruther Fife KY10 3UB

Applicant: Mr And Mrs George Horsfield 12 Pinkerton Road Crail Anstruther Fife KY10 3UB

Agent: Alex Allan 3 Inverie Street St Monans Anstruther Fife KY10 2AQ

Application Permitted - no conditions

38 **Application No:** 20/02756/FULL **Date Decision Issued:** 07/01/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to side of dwellinghouse

Location: 4 Reaper Lane Anstruther Fife KY10 3FR

Applicant: Mr colin redpath 4 Reaper Lane Anstruther Fife KY10 3FR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the domestic storage extension hereby approved shall only be used for storage and domestic purposes which are incidental to the enjoyment of the dwellinghouse with no trade or business carried out therefrom. Furthermore, the extension shall not be sold, let or rented or otherwise disposed of other than as part of the dwellinghouse on site.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or for any potential commercial use of the building.

39 **Application No:** 20/02473/FULL

Date Decision Issued: 08/01/2021

Ward: East Neuk And Landward

Proposal: Installation of window to front and door and balustrade to form balcony to rear of dwellinghouse

Location: 1 Toft Terrace Cellardyke Anstruther Fife KY10 3BE

Applicant: Mr John Cunningham 1 Toft Terrace Cellardyke Anstruther Scotland KY10 3BE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 600mm timber screen fence shall be erected along the top of the wall with the adjoining neighbouring property for the full depth of the balcony/seating area and shall thereafter be retained as such in perpetuity for the lifetime of the balcony/seating area.

Reason(s):

1. In the interests of safeguarding residential amenity.

40 **Application No:** 20/02532/LBC

Date Decision Issued: 08/01/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of window to front and door and balustrade to form balcony to rear of dwellinghouse

Location: 1 Toft Terrace Cellardyke Anstruther Fife KY10 3BE

Applicant: Mr John Cunningham 1 Toft Terrace Cellardyke Anstruther Scotland KY10 3BE

Agent:

Application Permitted - no conditions

41 **Application No:** 20/01968/LBC **Date Decision Issued:** 14/01/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for external alterations including repointing and replacement of leadwork

Location: Crail Community Hall St Andrews Road Crail Anstruther Fife KY10 3UH

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

Agent: Pauline Martin Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

42 **Application No:** 20/02825/CAC

Date Decision Issued: 19/01/2021

Ward: East Neuk And Landward

Proposal: Conservation area consent for demolition of garage

Location: Tromie Shore Street Cellardyke Anstruther Fife KY10 3BD

Applicant: Mr Ayaz Ghani 29A Shore Street Cellardyke Scotland KY10 3BD

Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

Reason(s):

1. In the interests of safeguarding the character and appearance of the Conservation Area and the visual amenity of the locality generally; to ensure that the Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Cellardyke Conservation Area.

43 **Application No:** 20/01499/CLE

Date Decision Issued: 20/01/2021

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Existing) for the use of a vehicle repair garage with MOT station (Class 5)

Location: Elmgrove Garage Elm Grove St Monans Anstruther Fife KY10 2AJ

Applicant: Mr David Robertson Falkland Auto Centre Unit 5 Woodgate Way South Eastfield Industrial Estate Glenrothes United Kingdom KY7 4PF

Agent:

Application Refused

Reason(s):

1. From the limited evidence submitted by the applicant, there is insufficient written evidence the application property has been in use as a vehicle repair garage (Class 5), for continuous period of 10 year or more. As such, aforementioned Class 5 use, cannot be deemed lawful, in accordance with Section 150 of The Town and Country Planning (Scotland) Act 1997.

44 **Application No:** 20/02453/FULL **Date Decision Issued:** 20/01/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement doors to rear

Location: 2A Rose Street St Monans Anstruther Fife KY10 2BQ

Applicant: Mrs Diane Mcdiarmid 68 Muirs Kinross Scotland ky13 8au

Agent: Shiraz Riaz Everest House Sopers Road Cuffley Potters Bar Hertfordshire
EN6 4SG

Application Refused

Reason(s):

1. In the interest of protecting the character and appearance of the St Monans Conservation Area; the installation of UPVC doors by virtue of their inappropriate non-traditional finishing material, use of inappropriate and non-traditional glazing bars and design, would detrimentally affect the character and appearance of the St Monans Conservation Area and establish an undesirable precedent for similar development in the Conservation Area. The proposal is therefore considered to be contrary to Scottish Planning Policy (Revised 2020) (Valuing the Historic Environment); Historic Environment Policy for Scotland (April 2019); Historic Environment Scotland's Managing Change in the Historic Environment on Windows (2010); HES New Design in Historic Settings 2010; Policies 1, 10 and 14 of the Adopted FIFEplan Local Development Plan 2017; Fife Council's Making Place's Supplementary Guidance (2018); Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2009); and, the St Monans Conservation Area Appraisal and Management Plan (2013).

45 **Application No:** 20/02739/FULL **Date Decision Issued:** 21/01/2021

Ward: East Neuk And Landward

Proposal: Installation of bi-fold doors with glass balustrade to first floor flat

Location: Flat 5 Hycroft Lodge Walk Elie Leven Fife KY9 1EE

Applicant: Mrs Shuna Stirling 5 Hycroft Lodgewalk Elie United Kingdom KY9 1EE

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

Application Permitted - no conditions

46 **Application No:** 20/02812/FULL **Date Decision Issued:** 21/01/2021

Ward: East Neuk And Landward

Proposal: Alterations to existing outbuilding to form habitable ancillary accommodation

Location: 18 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr And Mrs Derek Sloan 18 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Agent: charlie bowman 23 Emsdorf Street Lundin Links KY8 6HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the outbuilding shall only be used for purposes which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

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

47 **Application No:** 20/02804/FULL **Date Decision Issued:** 22/01/2021

Ward: East Neuk And Landward

Proposal: Installation of telecommunications equipment cabinet

Location: 31 Marketgate North Marketgate Crail Anstruther Fife KY10 3UG

Applicant: Openreach Rutland House 5 Allen Road Livingston Scotland EH54 6TQ

Agent: Robin Arscott Rutland House 5 Allen Road Livingston Scotland EH54 6TQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In the event that the equipment becomes obsolete or redundant it must be removed and that the site is 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.

48 **Application No:** 20/02861/FULL **Date Decision Issued:** 05/01/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 28 Prestonhall Road Glenrothes Fife KY7 5RL

Applicant: Mr & Mrs Chan 28 Prestonhall Road Glenrothes KY7 5RL

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, there shall be no clear-glazed windows installed in the south-west-facing side elevation of the approved extension for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity, to prevent direct overlooking to No. 26.

49 **Application No:** 20/02219/FULL

Date Decision Issued: 08/01/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to front of dwellinghouse

Location: 7 Glebe Place Glenrothes Fife KY7 6QX

Applicant: Samantha Anderson 7 Glebe Place Glenrothes KY7 6QX

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 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.

2. For the avoidance of doubt and prior to the commencement of works on the approved extension, the proposed double width driveway shall be formed, and once completed retained as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

50 **Application No:** 20/02458/FULL **Date Decision Issued:** 13/01/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of 2 storey extension to side and rear of dwellinghouse

Location: 46 Landel Street Markinch Glenrothes Fife KY7 6AG

Applicant: Mr and Mrs J E Ford and Gallacher 46 Landel Street Markinch KY7 6AG

Agent: Kevin Adamson 5 Fillan Street Dunfermline KY11 8ZB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the existing detached garage shall be removed from the site prior to the commencement of works on the proposed extension.

Reason(s):

1. In the interest of residential amenity; to prevent overdevelopment of the rear garden area and retain an acceptable extent of usable garden ground provision for the extended property.

Ward: Glenrothes North, Leslie And Markinch**Proposal:** Two storey extension to side of dwellinghouse**Location:** 17 Mackie Gardens Markinch Glenrothes Fife KY7 6BE**Applicant:** Mr David Kay 17 Mackie Gardens Markinch KY7 6BE**Agent:** David Christie 2 Winifred Street Kirkcaldy KY2 5SR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. To ensure all contamination within the site is dealt with.

52 **Application No:** 20/03097/FULL **Date Decision Issued:** 19/01/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 24 Cardean Way Glenrothes Fife KY6 3PW

Applicant: Mr & Mrs Ian & Fatima Johnston 24 Cardean Way Glenrothes KY6 3PW

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

53 **Application No:** 20/03109/FULL **Date Decision Issued:** 19/01/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 12 Mackie Crescent Markinch Glenrothes Fife KY7 6BB

Applicant: Mrs Moira Christie 12 Mackie Crescent Markinch KY7 6BB

Agent: Andrew Piatkowski East End 32 Main Street Coaltown Of Balgonie KY7 6HS

Application Permitted - no conditions

54 **Application No:** 20/02910/FULL **Date Decision Issued:** 07/01/2021

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to front of dwellinghouse

Location: 18 Myrtle Avenue Glenrothes Fife KY6 1HH

Applicant: Mr A Rodger 18 Myrtle Avenue Glenrothes KY6 1HH

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

Application Permitted - no conditions

55 **Application No:** 20/02786/LBC

Date Decision Issued: 08/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for external painting, internal layout changes, installation of new French doors and rooflight, installation of replacement rooflight and capping of existing chimneys.

Location: The Lodge Falkland House Avenue West Port Falkland Cupar Fife KY15 7AF

Applicant: Helen Lawrenson The Stables Falkland Estate Falkland Cupar United Kingdom KY15 7AF

Agent: Alasdair Baird Castle Shotts Balmbrae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

56 **Application No:** 20/01953/FULL

Date Decision Issued: 14/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of dormer and pitched roof to rear of dwellinghouse, installation of two rooflights to front, and installation of replacement windows

Location: Hillayre West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr James Robertson Hillayre West Port Falkland Cupar Scotland KY15 7BW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The replacement slates to fill the existing dormer shall match those slates as existing in size, colour, thickness and type unless otherwise agreed in writing with this Planning Authority.
2. BEFORE ANY WORKS COMMENCE ON SITE; further details of the 2no rooflights to front and 1no rooflight to rear hereby approved shall be in conservation style and details shall be submitted to and approved in writing by Fife Council as planning authority. For the avoidance of doubt, this includes details of dimensions, model, make, colour and materials.

Reason(s):

1. In the interests of visual amenity; to ensure that external finishes do not detract from the character and appearance of this Category C Listed Building and conservation area.
2. In the interests of preserving the special character of the listed building.

57 **Application No:** 20/01954/LBC

Date Decision Issued: 14/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations including installation of dormer and pitched roof to rear of dwellinghouse, installation of two rooflights to front, and installation of replacement windows

Location: Hillayre West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr James Robertson Hillayre West Port Falkland Cupar Scotland KY15 7BW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The replacement slates to fill the existing dormer shall match those slates as existing in size, colour, thickness and type unless otherwise agreed in writing with this Planning Authority.
2. BEFORE ANY WORKS COMMENCE ON SITE; further details of the 2no rooflights to front and 1no rooflight to rear hereby approved shall be in conservation style and details shall be submitted to and approved in writing by Fife Council as planning authority. For the avoidance of doubt, this includes details of dimensions, model, make, colour and materials.

Reason(s):

1. In the interests of visual amenity; to ensure that external finishes do not detract from the character and appearance of this Category C Listed Building and conservation area.
2. In the interests of preserving the special character of the listed building.

58 **Application No:** 20/02841/LBC

Date Decision Issued: 14/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for external alterations to domestic outbuilding to side of dwellinghouse

Location: Hope Cottage West Port Falkland Cupar Fife KY15 7BW

Applicant: Falkland Estate Trust Hope Cottage WestPort Falkland Cupar United Kingdom KY15 7BW

Agent: Alasdair Baird Castle Shotts Balmblae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

59 **Application No:** 20/02866/LBC **Date Decision Issued:** 14/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of replacement windows

Location: Station House Collessie Brae Collessie Cupar Fife KY15 7RQ

Applicant: Mr and Mrs Susan and Alan Campbell Station House Collessie Brae Collessie Cupar Fife KY15 7RQ

Agent: Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

Application Permitted - no conditions

60 **Application No:** 20/02925/FULL **Date Decision Issued:** 14/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repairs to existing outbuilding including replacement roof, timber walls, selective stone repairs and repointing

Location: Hope Cottage West Port Falkland Cupar Fife KY15 7BW

Applicant: Falkland Estate Trust The Stables Falkland Estate Falkland Cupar United Kingdom KY15 7AF

Agent: Alasdair Baird Castle Shotts Balmblae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

61 **Application No:** 20/02822/LBC **Date Decision Issued:** 18/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for external alterations to domestic outbuilding to side of dwellinghouse including installation of rooflight

Location: The Smiddy 3 Parliament Square Cross Wynd Falkland Cupar Fife KY15 7BE

Applicant: Mr Jimmy Kilbane The Smiddy 3 Parliament Square Cross Wynd Falkland Cupar United Kingdom KY15 7BE

Agent: Alasdair Baird Castle Shotts Balmbrae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

62 **Application No:** 20/02896/FULL **Date Decision Issued:** 19/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations to domestic outbuilding to side of dwellinghouse including installation of rooflight

Location: The Smiddy 3 Parliament Square Cross Wynd Falkland Cupar Fife KY15 7BE

Applicant: Mr Jimmy Kilbane The Smiddy Parliament Square Cross Wynd, Falkland Cupar United Kingdom KY15 7BE

Agent: Alasdair Baird Castle Shotts Balmbrae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

63 **Application No:** 20/02166/FULL **Date Decision Issued:** 21/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement roof tiles

Location: 89 High Street Strathmiglo Cupar Fife KY14 7PR

Applicant: Mr David Rae Clunie House 89 High Street Strathmiglo Cupar United Kingdom
KY14 7PR

Agent:

Application Permitted - no conditions

64 **Application No:** 20/02168/LBC

Date Decision Issued: 21/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of replacement roofing

Location: 89 High Street Strathmiglo Cupar Fife KY14 7PR

Applicant: Mr David Rae Clunie House 89 High Street Strathmiglo Cupar United Kingdom
KY14 7PR

Agent:

Application Permitted - no conditions

65 **Application No:** 20/02154/FULL

Date Decision Issued: 22/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of farm office building (Class 4) including formation of parking, associated infrastructure and landscaping

Location: Land To The East Of Carphin Farmhouse Luthrie Fife

Applicant: Carphin Partners Ltd Starrbank House Luthrie Cupar Scotland KY15 4NZ

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 total noise from the Ground 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 neighbouring noise sensitive property, with windows open for ventilation.
2. The landscaping scheme as detailed in drawing no.2 hereby approved, shall be implemented within the first planting season following the completion or occupation of the development hereby approved, whichever is the sooner. For the avoidance of doubt all trees, shrubs and planting installed shall be native species. 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.
3. Notwithstanding the terms of Class 4 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as office accommodation associated with the operation of the Carphin Farm Estate. For avoidance of doubt, the office hereby approved shall not be sold, leased or otherwise disposed separately from the Carphin Farm Estate.

Reason(s):

1. in the interests of residential amenity
2. In the interests of visual amenity, effective landscape management and biodiversity uplift.
3. In the interest of promoting appropriate development in the countryside; to ensure the office hereby approved continues to comply with FIFEplan (2017) Policies 1 and 7.

66 **Application No:** 21/00018/CLP

Date Decision Issued: 22/01/2021

Ward: Howe Of Fife And Tay Coast

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

Location: Old Schoolhouse Middlefield Coaltown Of Burnturk Cupar Fife KY15 7TR

Applicant: Mr Mrs Dewar Old Schoolhouse Coaltown of Burnturk Cupar Scotland KY15 7TR

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

Application Permitted - no conditions

67 **Application No:** 20/02105/FULL

Date Decision Issued: 28/12/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of dormer and formation of balcony to rear of dwellinghouse and external alterations including installation of doors and windows, rooflights, solar panels and flue

Location: Newhaven House Main Road North Queensferry Inverkeithing Fife KY11 1HA

Applicant: Mr Peter Crawley Newhaven House Main Road North Queensferry Scotland KY11 1HA

Agent: Alan Hardie Suite 4 Dundas House Westfield Park Eskbank Scotland EH22 3FB

Application Permitted - no conditions

68 **Application No:** 20/02231/FULL **Date Decision Issued:** 28/12/2020

Ward: Inverkeithing And Dalgety Bay

Proposal: Section 42 application to vary Condition 1 of 17/00500/FULL

Location: 20 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

Applicant: Mr Ronnie Muir 20 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

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

Application Permitted - no conditions

69 **Application No:** 20/02590/FULL **Date Decision Issued:** 06/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement windows (in retrospect)

Location: Studio 72 72 High Street Aberdour Burntisland Fife KY3 0SW

Applicant: Mrs Paula Hyslop Studio 72 72 High Street Aberdour United Kingdom KY3 0SW

Agent:

Application Permitted - no conditions

70 **Application No:** 20/01695/CLP

Date Decision Issued: 07/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for erection of outbuilding to rear of dwellinghouse

Location: 22 Breakers Way Dalgety Bay Dunfermline Fife KY11 9LZ

Applicant: Mrs Sharon Shaw 22 Breakers Way Dalgety Bay Dunfermline Scotland KY11 9LZ

Agent:

Application Permitted - no conditions

71 **Application No:** 20/02816/FULL **Date Decision Issued:** 07/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 12 The Haven Dalgety Bay Dunfermline Fife KY11 9YZ

Applicant: Mr and Mrs Gwyn Hughes-Jones 12 The Haven Dalgety Bay Dunfermline Fife
KY11 9YZ

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

Application Permitted - no conditions

72 **Application No:** 20/02768/FULL **Date Decision Issued:** 13/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of domestic outbuilding

Location: 67 High Street Aberdour Burntisland Fife KY3 0SJ

Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston
United Kingdom EH54 5DG

Agent: Gavin Williamson 129 High Street Linlithgow United Kingdom EH49 7EJ

Application Permitted - no conditions

73 **Application No:** 20/02724/FULL **Date Decision Issued:** 18/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: Greenkip Dalachy Aberdour Burntisland Fife KY3 0RL

Applicant: Mr and Mrs Adam and Sarah Lonie Greenkip Dalachy Aberdour United Kingdom KY3 0RL

Agent: Grahame Lonie Grahame Lonie 5 Seaside Place Aberdour United Kingdom KY3 0TX

Application Permitted - no conditions

74 **Application No:** 20/02795/FULL **Date Decision Issued:** 18/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of two storey extension to the side of dwellinghouse

Location: 2 The Haven Dalgety Bay Dunfermline Fife KY11 9YZ

Applicant: Mr and Mrs M Forret 2 The Haven Dalgety Bay Scotland KY11 9YZ

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

Application Permitted - no conditions

75 **Application No:** 20/02882/CLE

Date Decision Issued: 18/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Existing) for change of use of part of dwellinghouse (Class 9) to childminding business (Class 10) (maximum of 8 children)

Location: 43 Lade Braes Dalgety Bay Dunfermline Fife KY11 9SS

Applicant: Mrs Janice Johnson 43 Lade Braes Dalgety Bay Dunfermline UK KY119SS

Agent:

Application Permitted - no conditions

76 **Application No:** 20/02978/FULL

Date Decision Issued: 22/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of first floor extension to the side of dwellinghouse, single storey extension to rear and formation of balcony to front

Location: 4 Briarhill Avenue Dalgety Bay Dunfermline Fife KY11 9UR

Applicant: Ms Simone Ledraw-Carrick 4 Briarhill Avenue Dalgety Bay Scotland KY11 9RU

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

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.

77 **Application No:** 20/03122/APN

Date Decision Issued: 22/01/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: Land At Pitadro Craigs Clockluine Road Hillend Fife

Applicant: Mr J Lamont Hendersons Chartered Surveyors East Netherton Milnathort
Kinross Perth and Kinross KY13 0SB

Agent: Mary Mackie Hendersons Chartered Surveyors East Netherton Milnathort
Kinross UK KY13 0SB

Application Permitted - no conditions

78 **Application No:** 20/02054/FULL

Date Decision Issued: 12/01/2021

Ward: Kirkcaldy East

Proposal: First floor extension to care home and external alterations including installation of replacement doors and windows and formation of landscaped area

Location: Elizabeth House Boreland Road Kirkcaldy Fife KY1 2YG

Applicant: Carnegie Care LTD The Old Piggery Cults Mill Cupar UK KY15 5RD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE FIRST FLOOR EXTENSION HEREBY APPROVED, there shall be provided within the curtilage of the site 15 off-street parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 006 Revision H (Fife Council Reference 08). The parking spaces shall thereafter be retained for the lifetime of the development.

Reason(s):

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

79 **Application No:** 20/02778/FULL

Date Decision Issued: 18/01/2021

Ward: Kirkcaldy East

Proposal: Installation of patio door (retrospective)

Location: 15 St Marys Road Kirkcaldy Fife KY1 2RQ

Applicant: Mrs Janet Fraser 15 ST Marys Road Kirkcaldy Scotland ky12rq

Agent:

Application Permitted - no conditions

80 **Application No:** 20/02912/FULL

Date Decision Issued: 18/01/2021

Ward: Kirkcaldy East

Proposal: Installation of access ramp and external alterations to existing building

Location: 15 Willow Drive Kirkcaldy Fife KY1 2LF

Applicant: NHS Fife Property Services Cameron House Cameron Bridge Leven Scotland
KY8 5RG

Agent: Iain Harrison Fort Street House 63 Fort Street Broughty Ferry Dundee Scotland
DD5 2AB

Application Permitted - no conditions

81 **Application No:** 20/02405/FULL

Date Decision Issued: 22/01/2021

Ward: Kirkcaldy East

Proposal: Reinstatement of existing car park including formation of access and installation of lighting

Location: Site Adjacent To Victoria Hospital Hayfield Road Kirkcaldy Fife

Applicant: Mr Stewart Bauchop Estates Operations and Projects Building Gate 3 Victoria Hospital Hayfield Road Kirkcaldy Scotland KY25AH

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 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.

82 **Application No:** 20/02761/FULL **Date Decision Issued:** 05/01/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 136 Chapelhill Kirkcaldy Fife KY2 6QA

Applicant: Mr David MacRae 136 Chapelhill Kirkcaldy Fife KY2 6QA

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

Application Permitted - no conditions

83 **Application No:** 20/02526/CLP

Date Decision Issued: 08/01/2021

Ward: Kirkcaldy North

Proposal: Certificate of Lawfulness (Proposed) for external alterations to front and rear of dwellinghouse (conversion of garage to form shower room)

Location: 16 Prestonfield Drive Kirkcaldy Fife KY2 6YD

Applicant: Mr & Mrs Alan Grant 16 Prestonfield Drive Kirkcaldy Scotland KY2 6YD

Agent: Neil Davidson 16 Raith Gardens Kirkcaldy Scotland KY2 5NJ

Application Permitted - no conditions

84 **Application No:** 20/01892/CLP **Date Decision Issued:** 05/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness for change of use from Bakery Cafe (Class 1) to Beauty Salon (Class 1)

Location: Causewayhead Cupar Road Kennoway Fife

Applicant: Mrs Vicki Allenby R T Stuart Limited The Cross Kennoway Fife Scotland KY8 5LD

Agent:

Application Permitted - no conditions

85 **Application No:** 20/02734/FULL **Date Decision Issued:** 07/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to the rear of dwellinghouse

Location: 36 Vettriano Vale Leven Fife KY8 4GD

Applicant: Mr Paul Douglas 36 Vettriano Vale Leven Fife KY8 4GD

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

Application Permitted - no conditions

86 **Application No:** 20/02751/FULL **Date Decision Issued:** 07/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to side of dwellinghouse

Location: 1 Woodielea Road Lundin Links Leven Fife KY8 6AR

Applicant: Mr C Miller 1 Woodielea Road 49 Coldstream Avenue Leven United Kingdom
KY8 5TW

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

Application Permitted - no conditions

87 **Application No:** 20/02595/FULL **Date Decision Issued:** 20/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations and single storey extension to front of dwellinghouse

Location: 5 The Temple Lower Largo Leven Fife KY8 6JH

Applicant: Mr Greg Smith 5 The Temple Lower Largo Scotland KY8 6JH

Agent: Steven Wootton Station Masters Office Station Masters Office South
Queensferry Edinburgh Scotland EH30 9JP

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Change of use from barn (Class 6) to form dwellinghouse (Class 9) with associated external and internal alterations
Location: Hatton House Hatton Farm Hatton Farm Cottages Pilmuir Lundin Links Leven Fife KY8 5QD
Applicant: Mr & Mrs J. Williams Hatton House Hatton Farm Upper Largo Leven U.K. KY8 5QD
Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil Leven Fife KY8 3RS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.
2. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 1 development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
3. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 2 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.
4. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 3. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
5. Following completion of any measures identified in the approved Remediation Strategy or any approved revised 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority.
6. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all 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.

7. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt no residential units hereby approved shall be used for Housing in Multiple Occupation.
8. PRIOR TO THE OCCUPATION of the dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. To ensure potential risk arising from previous site uses has been assessed.
2. To evaluate the risk from any actual or potential contamination.
3. To ensure the proposed remediation strategy is suitable.
4. To ensure remedial works are carried out to the agreed protocol.
5. To provide verification that remediation has been carried out to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

89 **Application No:** 20/02847/FULL **Date Decision Issued:** 22/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of two storey extension to side of dwellinghouse

Location: 2 Turpie Road Leven Fife KY8 4FB

Applicant: Mr Scott Wedderburn 2 Turpie Road Leven Fife KY8 4FB

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

Application Permitted - no conditions

90 **Application No:** 20/03015/CLP

Date Decision Issued: 29/12/2020

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (Proposed) for installation of 2 dormers to rear of dwellinghouse

Location: 22 Buller Street Lochgelly Fife KY5 9AH

Applicant: Mrs Lorraine Bonnar 22 Buller Street Lochgelly Fife KY5 9AH

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

Application Permitted - no conditions

91 **Application No:** 20/02713/FULL

Date Decision Issued: 05/01/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to front and two storey extension, with first floor balcony to its front, to side of dwellinghouse

Location: 32 Gordon Street Lochgelly Fife KY5 9PJ

Applicant: Miss Stacey Tyrie 32 Gordon Street Lochgelly KY5 9PJ

Agent: Michael Spence 12 Holyrood Avenue Glenrothes KY6 3PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the new house extension, any widening of the vehicular crossing of the footway shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the new house extension, the widened 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. 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 new house extension, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No. Sheet 2 Rev D. 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 an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension with raised decking and balustrade to rear of dwellinghouse

Location: 48 The Beeches Lochgelly Fife KY5 9QB

Applicant: Mr M Brown 48 The Beeches Lochgelly KY5 9QB

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

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: Lochgelly, Cardenden And Benarty**Proposal:** Erection of 140 dwellinghouses (substitution of house types on plots 1-10 and 109-111 of approved application reference 17/01688/FULL)**Location:** Land To East Of B920 At Kirkland Farm Ballingry Fife**Applicant:** Miss Sandra Lindsay Ramoyle House Glenberrie Business Centre Larbert UK FK5 4RB**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to occupation of each unit, there shall be provided within the curtilage of the site 1 No. parking spaces per unit in Plots 10, 109 & 111 for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
2. The communal parking spaces shown on drawing FI02_PL03 Rev A (Planning Authority ref. 03 - PROPOSED SITE LAYOUT) shall be provided for the houses in Plots 1 - 9 & for vehicles in accordance with the current Fife Council Parking Standards. The provision of the communal parking spaces shall be provided pro rata with house completions. The parking spaces shall be retained through the lifetime of the development.
3. For the avoidance of doubt, the units hereby approved shall solely be delivered as affordable units and managed by a Registered Social Landlord. Furthermore, none of the affordable units can be delivered as open market units under this permission and any such proposal will require a new planning application, primarily to reassess compliance in relation to Planning Obligations and other supplementary guidance.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. PRIOR TO THE OCCUPATION OF ANY DWELLING, the SuDS scheme consented under planning application reference 17/03942/FULL shall be constructed and fully operational, all to the satisfaction of the planning authority and in accord with the latest SuDS Manual.
6. For the avoidance of doubt, the windows located in the east elevation of Plots 10/109 shall be fitted with obscure glazing. The obscure glazing shall be retained for the lifetime of the development.

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. It is necessary to define the terms of the permission in order for the planning authority to retain sufficient control.
4. To ensure all contamination within the site is dealt with.

5. In the interest of flood risk management; to ensure the provision of adequate drainage infrastructure to serve the new dwellings.
6. In the interests of residential amenity; to ensure an adequate level of privacy for future occupants.

94 **Application No:** 20/02924/FULL **Date Decision Issued:** 07/01/2021

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 4C Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

Applicant: Mrs E Gallagher 4C Brucehaven Road Limekilns KY11 3HZ

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted - no conditions

Ward: Rosyth
Proposal: Application for Approval of Matters Specified in Conditions 1(c), 2, 4, 5 and 6 of Planning Permission in Principle 18/02763/PPP for erection of commercial unit and associated access and parking
Location: Land To North Of Primrose Lane Whinnyburn Place Rosyth Fife
Applicant: Pars Group Limited 21 Dunfermline Business Park Primrose Lane Dunfermline Fife United Kingdom KY11 2RN
Agent: Derek Dalgleish 28 Cramond Road South Edinburgh United Kingdom EH4 6AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the new unit becoming operational the 46 additional parking spaces approved under planning permission 17/01804/FULL (or any other alternative planning permission) and the proposed 14 additional parking spaces shown on drawing 14:07:001 Rev B shall be provided. The parking spaces shall be retained through the lifetime of the development.
2. BEFORE ANY DEVELOPMENT STARTS ON SITE, final landscaping details shall be submitted for the written approval of Fife Council as planning authority. These details shall include a final landscaping plan with additional landscaping along the northern and western boundaries, to soften the proposed fencing. The development shall be implemented in accordance with the details approved through this condition.
3. BEFORE ANY DEVELOPMENT STARTS ON SITE, an updated boundary treatment plan with elevation details shall be submitted for the written approval of Fife Council as planning authority. The amended boundary treatments shall include the noise mitigation measures for the western boundary as set out within the CSP Acoustic Report (January 2019) submitted with the application, or alternative boundary treatments where agreed through any amended Acoustic Report submitted and agreed with the planning authority. All boundary treatments shall thereafter be carried out in accordance with the approved details and shall be in place prior to the unit becoming operational.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

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

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

6. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

Reason(s):

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

96 **Application No:** 20/03020/FULL

Date Decision Issued: 11/01/2021

Ward: Rosyth

Proposal: Alterations and single storey extension to side of dwellinghouse

Location: 8 South Loanhead Limekilns Dunfermline Fife KY11 3LB

Applicant: Mr Ian Barron 8 South Loanhead Limekilns KY11 3LB

Agent: Ronan McGirr 13 Park Avenue Dunfermline KY12 7HX

Application Permitted - no conditions

97 **Application No:** 20/03048/CLP

Date Decision Issued: 22/01/2021

Ward: Rosyth

Proposal: Certificate of Lawfulness (Proposed) for erection of single storey infill extension to front of dwellinghouse and installation of canopy

Location: 21 North Roundall Limekilns Dunfermline Fife KY11 3JY

Applicant: Mr and Mrs P Murray 21 North Roundall Limekilns Scotland KY11 3JY

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

Application Permitted - no conditions

98 **Application No:** 20/02559/FULL

Date Decision Issued: 12/01/2021

Ward: St. Andrews

Proposal: External alterations including repointing, installation of replacement cills and replacement stonework

Location: Upper And Lower College Halls North Street St Andrews Fife

Applicant: Mr Tom Smith University of St Andrews Woodburn Place St Andrews Fife Scotland KY16 8LA

Agent: Building Consultancy Avison Young Sutherland House 149 St Vincent Street Glasgow Scotland G2 5NW

Application Permitted - no conditions

99 **Application No:** 20/02839/ADV

Date Decision Issued: 18/01/2021

Ward: St. Andrews

Proposal: Display of 7 No. non-illuminated signs including 4 No. panels, 3 No. sets of fret cut letters and vinyl transfers to windows

Location: British Golf Museum Bruce Embankment St Andrews Fife KY16 9AB

Applicant: British Golf Museum Bruce Embankment St Andrews Fife Scotland KY16 9AB

Agent: Wellwood Leslie Chartered Architects Fort Street House 63 Fort Street Broughty Ferry Dundee Scotland DD5 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the repair and making good of all fixing holes to masonry, following the removal of the existing signage, shall use traditional lime based mortars (no cement) which matches the colour of the existing stonework.
2. Notwithstanding what is shown on approved drawing 07 the panel signs shall be finished in the following colours as per approved drawing 09 A unless changes are subsequently agreed in writing with this Planning Authority.
 - Panel A - dark blue background with white/light blue lettering as shown on page 7
 - Panel B - dark blue background with white/light blue lettering as shown on page 7
 - Panel C - green background with dark blue lettering as shown on page 17
 - Panel B - green background with dark blue lettering as shown on page 17
3. The panel signs shall have a matt finish and be printed onto aluminium sheet material and fixed to the existing frames unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed stone repair does not impact adversely on the building and impact on the character and appearance of the St. Andrews Conservation Area within which the building is located.
2. In the interests of visual amenity; to ensure the proposed signage does not detract from the setting of nearby listed buildings and impact on 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 the proposed signage does not detract from the setting of nearby listed buildings and impact on the character and appearance of the St. Andrews Conservation Area within which the site is located.

100Application No: 20/02934/CLE

Date Decision Issued: 18/01/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for use of dwellinghouse (Class 9) for short-term holiday lets

Location: Step Rock Cottage Gillespie Wynd St Andrews Fife KY16 9AU

Applicant: Mrs R Jenner Steprock Cottage Gillespie Wynd St Andrews UK KY16 9AU

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

Application Permitted - no conditions

101 **Application No:** 20/03009/CLE

Date Decision Issued: 18/01/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for use of dwellinghouse (Class 9) for short-term holiday lets

Location: 25 Kinkell Terrace St Andrews Fife KY16 8DS

Applicant: Mr Ian Speed 25 Kinkell Terrace St Andrews UK KY16 8DS

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Change of use from public open space for the provision of outdoor seating and installation of canopies
Location: 2 - 3 Logies Lane St Andrews Fife KY16 9NL
Applicant: Little Italy 2 Logies Lane St Andrews UK KY16 9NL
Agent: Angus Paul 4 Brook Street Broughty Ferry Dundee United Kingdom DD51DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to each use of the seating and tables, the area shall be cordoned off from the footway by a removable boundary enclosure. Full details and specification of the removable boundary enclosure and the specification of markers to be located on the footway to identify the location of the boundary of the seating area throughout the duration of the consent, shall be submitted for the prior written approval of Fife Council as Planning Authority. For the avoidance of doubt, the boundary enclosure shall have a depth of base not exceeding 20mm and shall otherwise comply with Fife Council's Roads Maintenance Policies and Standards.
2. For the lifetime of the development, the hours of operation of the outdoor seating area, hereby approved, shall be restricted to between 09:00 and 21:00 Monday to Sunday. The outdoor seating area shall be dismantled and removed from the site before 21:00 each day.
3. For the lifetime of the development, no amplified music shall be permitted to be played or produced in the outdoor seating area.
4. For the lifetime of the development, the approved seating area shall be maintained in accordance with the dimensions as shown on approved drawing 07 - Detailed Layout Plan. For the avoidance of doubt, the seating area shall extend no further than 1.8 metres into the public footway when measured from the principal elevation of the restaurant, and shall extend no further than 12.3 metres along the length of the principal elevation of the restaurant. A minimum footway width of 2.95 metres must be maintained on Logies Lane at all times.

Reason(s):

1. In the interest of pedestrian safety and convenience; to ensure the free flow of pedestrian movements.
2. In the interest of pedestrian safety and convenience; to ensure that no obstruction falls outwith the enclosed seating area.
3. In the interests of residential amenity; to ensure neighbouring properties are not exposed to adverse noise levels during the evening and through the night.
4. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from music.

103 **Application No:** 20/01989/LBC

Date Decision Issued: 20/01/2021

Ward: St. Andrews

Proposal: Listed Building Consent for internal and external alterations including repainting of shopfront, formation of ramp (removal of step), removal of awning and fascia, and installation of air conditioning unit and ventilation

Location: 197 South Street St Andrews Fife KY16 9EE

Applicant: Fisher & Donaldson Fisher & Donaldson Ceres Road Cupar Fife KY15 5JT

Agent: Jackie Muir 341 Cambusnethan Street Wishaw North Lanarkshire United Kingdom ML2 8PW

Application Permitted - no conditions

104 **Application No:** 20/02740/FULL

Date Decision Issued: 20/01/2021

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse including installation of glass balustrades, conversion of integral garage and extension of existing paving

Location: 3 Balnacarron Avenue St Andrews Fife KY16 9LT

Applicant: Mr & Mrs Moore 3 Balnacarron Avenue St Andrews Scotland KY16 9LT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE SIDE BALCONY IS BROUGHT INTO USE a 1.7 metre high privacy screen as shown and detailed on approved drawing 04A shall be put in place as shown and thereafter shall be permanently maintained.
2. BEFORE ANY WORKS COMMENCE ON SITE, full details of the privacy screen including colour as shown on approved drawing 04A shall be submitted 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.

3. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE 3 off-street parking spaces shall be provided as shown on approved drawing 04A and in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

1. In the interests of safeguarding the privacy and amenity of the neighbouring property.
2. To reserve the rights of the Planning Authority with respect to this detail.
3. To ensure adequate provision of off-street car parking.

Ward: St. Andrews
Proposal: Change of use from Bakery (Class 1) and Take-Away (Sui Generis) to Bakery Cafe (Class 3) and Take-Away (Sui Generis), and external alterations
Location: 197 South Street St Andrews Fife KY16 9EE
Applicant: Fisher & Donaldson Fisher & Donaldson Ceres Road CUPAR FIFE Scotland KY15 5JT
Agent: Jackie Muir 341 Cambusnethan Street Wishaw North Lanarkshire United Kingdom ML2 8PW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hours of operation of the development hereby approved shall be restricted to between 09:00 and 17:30 Monday to Saturday and between 10:00 and 17:00 on a Sunday, unless otherwise agreed in writing with Fife Council as Planning Authority.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a cafe for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.
3. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

Reason(s):

1. In the interest of protecting residential amenity; to ensure activity inside and out with the unit does not impact on surrounding levels of residential amenity.
2. In the interest of residential amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.
3. In the interest of protecting residential amenity; to ensure noise from all plant, machinery or equipment does not impact on surrounding levels of residential amenity.

Ward: St. Andrews

Proposal: Display of 4 x Fascia signs, 1 x Projecting sign and 3 x vinyl signs (illuminated and non-illuminated)
(Signs 2 and 5 - illuminated / signs 1, 3 and 4 - non illuminated / signs 6 - 8 - vinyl)

Location: 138-140 Market Street St Andrews Fife KY16 9PD

Applicant: Mr Andy Horwood Highwoods Kestrel Way Welwyn Garden City United Kingdom AL7 1GA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the trough light shall be a slim trough light with a minimum projection from the building face and BEFORE THE TROUGH LIGHT IS INSTALLED ONTO THE FASCIA, full details of its specification, including its projection from the building, shall be submitted for PRIOR approval in writing by this Planning Authority.

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

Reason(s):

1. The reserve the rights of the Planning Authority with respect to this detail.

107 **Application No:** 20/03040/CLE

Date Decision Issued: 22/01/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for use of flatted dwelling (sui generis) as HMO (3 persons)

Location: 3 Culross Court 93 Market Street St Andrews Fife KY16 9NX

Applicant: Mr James Henry 55 Castle Street Ballymena BT43 7BT

Agent: Thorntons 17-21 Bell Street St Andrews KY16 9UR

Application Permitted - no conditions

108 **Application No:** 20/02749/FULL

Date Decision Issued: 06/01/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse

Location: 31 Victoria Street Newport On Tay Fife DD6 8DJ

Applicant: Ms Gail Brown 31 Victoria Street Newport On Tay Fife DD6 8DJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, no additional glazed openings shall be formed on the gable elevation of the extension hereby approved at a later date without the express consent of the 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.

109 **Application No:** 20/02666/FULL

Date Decision Issued: 08/01/2021

Ward: Tay Bridgehead

Proposal: Proposed single storey sunroom extension to Cuplahills Farmhouse

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

Applicant: Mr Stephen Melville Cuplahills Sunroom Cuplahills Farm Balmullo St Andrews
UK KY16 0AL

Agent: Matthew Binks Binks 07934633714 Brunton Hill Brunton Cupar UK KY154NB

Application Permitted - no conditions

110 **Application No:** 20/02747/FULL

Date Decision Issued: 08/01/2021

Ward: Tay Bridgehead

Proposal: Clad existing garage with vertical timber boarding, install four rooflights, change of use from garage to storage/garden room

Location: 94 Tay Street Newport On Tay Fife DD6 8AS

Applicant: Mr Lee Strachan 94 Tay Street Newport on Tay UK DD6 8AS

Agent: Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The rooflights shall be coloured externally in black and include centrally placed conservation glazing bars as shown on approved drawing 07 A upon installation.

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 Newport on Tay Conservation Area, within which the site is located.

111 **Application No:** 20/02637/CLP

Date Decision Issued: 28/12/2020

Ward: West Fife And Coastal Villages

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

Location: 14 Main Street Newmills Dunfermline Fife KY12 8SS

Applicant: Mr Marcus Large Grove Cottage 14 Main Street Newmills Dunfermline
Scotland KY12 8SS

Agent:

Application Permitted - no conditions

112Application No: 20/02753/LBC

Date Decision Issued: 06/01/2021

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal alterations to flatted dwelling

Location: Flat C Park House Erskine Brae Culross Dunfermline Fife KY12 8JA

Applicant: Ms Gillian Sebeth Flat C Park House Erskine Brae Culross Dunfermline Fife
KY12 8JA

Agent: Adrian Neville 12 Post Office Lane North Queensferry Fife KY11 1JP

Application Permitted - no conditions

113 **Application No:** 20/02640/FULL

Date Decision Issued: 15/01/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension and installation of new window to replace existing doorway to the rear of dwellinghouse and formation of paved patio area

Location: 100 Kilbagie Street Kincardine Alloa Fife FK10 4QX

Applicant: Ms K Storey 100 Kilbagie Street Kincardine Alloa Fife FK10 4QX

Agent: Mark Tomkinson Office 29, Alloa Business Centre Whins Road Alloa Clackmannanshire FK10 3SA

Application Permitted - no conditions

114 **Application No:** 20/01500/FULL

Date Decision Issued: 19/01/2021

Ward: West Fife And Coastal Villages

Proposal: Dormer extension to side of dwellinghouse

Location: 3 Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

Applicant: Mr & Mrs G Edwards 3 Northbank Road Cairneyhill Dunfermline scotland KY12 8RN

Agent: Clair Morton 3 Ritchie Place Bo'ness West Lothian EH51 9TU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No additional windows should be installed on the hereby approved East facing dormer without the prior written approval of this Planning Authority.

Reason(s):

1. To preserve the privacy and amenity of nearby residents.