



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 01/11/2021 - 28/11/2021

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

1 **Application No:** 21/02764/FULL **Date Decision Issued:** 01/11/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Raise roof ridge height to dwellinghouse

Location: Kirkbank 1 Braeside Methil Leven Fife KY8 3HN

Applicant: Mr Andrew Nicholson Kirkbank 1 Braeside Methil Leven Fife KY8 3HN

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

Application Permitted - no conditions

2 **Application No:** 21/02648/FULL **Date Decision Issued:** 04/11/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to front of dwellinghouse

Location: 2 Hendrie Court East Wemyss Kirkcaldy Fife KY1 4NJ

Applicant: Mrs Julie Greig 2 Hendrie Court East Wemyss Kirkcaldy Fife KY1 4NJ

Agent:

Application Permitted - no conditions

3 **Application No:** 21/02242/FULL **Date Decision Issued:** 10/11/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: External alterations including replacement roof and rainwater goods

Location: 21 22 And 23 Plantation Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LY

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

Agent: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife
KY11 8UU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Should any replacement slates be required for the existing eaves coursing during the installation of hereby approved replacement pantiles, then they shall match the existing slates in terms of thickness, proportions, colour, texture and form unless otherwise agreed in writing by Fife Council as 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.

4 **Application No:** 21/03212/CLP **Date Decision Issued:** 22/11/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of Lawfulness (Proposed) for coastal defence works and formation of site compound area

Location: Land To The South West Of West High Street Buckhaven Fife

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

Agent: Fife Council Nicholas Williamson Assets, Transportation And Environment
Flooding, Shoreline And Harbours Bankhead Central Bankhead Park
Glenrothes Fife KY7 6GH

Application Permitted - no conditions

5 **Application No:** 21/03227/FULL **Date Decision Issued:** 24/11/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: External alterations include installation of doors and windows and blocking up of existing openings

Location: 40 South Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LX

Applicant: Miss Yvonne Anderson 40 South Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LX

Agent: Neil Wishart 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Coaltown of Wemyss Conservation Area.

6 **Application No:** 19/03207/FULL **Date Decision Issued:** 01/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of 20 dwellinghouses, 12 flatted dwellings and associated infrastructure
Location: Land To The South Of Aberdour Road At Geds Mill Close Burntisland Fife
Applicant: SIPS Homes Scotland Ltd SIPS Industries Crossway Donibristle Industrial Estate Dalgety Bay United Kingdom KY11 9JE
Agent: Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline UK KY11 9JF

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; full details relating to the retention and making good of the Category C Listed Doocot shall be submitted to and approved in writing by Fife Council as Planning Authority. A timescale for the completion of these works, which shall relate to the occupation and phasing of the hereby approved residential development, shall also be submitted to Fife Council as Planning Authority and approved in writing BEFORE ANY WORKS START ON SITE. These works may also require the benefit of listed building consent and full planning permission, and Fife Council as Planning Authority will advise the developer if this is necessary. If this is the case, then timescales for the submission of these applications shall also be agreed in writing with Fife Council as Planning Authority BEFORE ANY WORKS START ON SITE.
2. BEFORE ANY WORKS START ON SITE; the developer shall submit, details and specifications of the protective measures necessary to safeguard the Category C Listed Doocot on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
3. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority. These details shall include a revised elevation drawing of the front elevation (north-east facing) of the block of flats which shall show the central aspect of the elevation being visually broken up through the use of timber cladding or another type of appropriate finishing material. No works shall be carried out on site until this Planning Authority has approved these details. Thereafter, the development shall be carried out in accordance with these approved details.
4. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details should also include details of all proposed boundary treatments and retaining walls. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
5. BEFORE ANY WORKS START ON SITE; details of the future management and aftercare of the proposed landscaping and planting shall be submitted to and approved in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
6. The noise attenuation measures as specified within the approved noise impact assessment report (Plan Reference 49) shall be carried out in full BEFORE EACH DWELLING IS OCCUPIED. These measures shall be retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
7. The window which serves the first floor level kitchen of the dwellinghouse on Plot 16 and which is located on the east facing side of the dwellinghouse shall be obscurely glazed and retained as such for the lifetime of the development.
8. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.

9. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption. These works shall include the upgrading of the unadopted section of Kirkton Drive on the southern frontage of the site including the provision of a 2 metre wide footway on both sides of the carriageway BEFORE THE OCCUPATION OF THE NINTH DWELLINGHOUSE ALONG KIRKTON ROAD (PLOTS 1 TO 9) and unless otherwise agreed in writing with Fife Council as Planning Authority.
10. PRIOR TO THE OCCUPATION OF EACH DWELLINGHOUSE; its access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%).
11. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING; 23 off-street car parking spaces as shown on the approved Block Plan (Plan Reference 02A) shall be provided at a gradient not exceeding 1 in 10 (10%).
12. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
13. PRIOR TO OCCUPATION OF EACH 3 BEDROOM DWELLINGHOUSE; there shall be provided within the curtilage of the site two parking spaces for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development.
14. PRIOR TO OCCUPATION OF EACH 4 AND 5 BEDROOM DWELLINGHOUSE; there shall be provided within the curtilage of the site three parking spaces for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
15. PRIOR TO OCCUPATION OF THE FIRST DWELLINGHOUSE; visibility splays 2.5 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of Geds Mill Close with Kirkton Drive, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
16. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level throughout the lifetime of the development.
17. BEFORE ANY WORKS COMMENCE ON SITE; details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter, the approved wheel cleaning facilities shall be provided and maintained throughout the construction works.
18. BEFORE ANY WORKS COMMENCE ON SITE; full details of the required bird and bat roost boxes or bricks shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details and the bird and bat roost bricks or boxes shall be provided BEFORE THE DEVELOPMENT IS OCCUPIED unless otherwise agreed in writing with Fife Council as Planning Authority.
19. No building demolition or vegetation clearance shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority.
20. BEFORE THE OCCUPATION OF THE FIRST DWELLING; Appendix 5 (Confirmation of future maintenance of Sustainable Drainage Apparatus) of Fife Council's most recent Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements shall be completed and submitted to and approved in writing by Fife Council as Planning Authority.
21. WITHIN 3 MONTHS OF THE COMPLETION OF THE SUSTAINABLE DRAINAGE SYSTEM; Appendix 6 (Confirmation of Sustainable Drainage System Constructed to Current Best Practice) of Fife Council's most recent Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements shall be completed and submitted to and approved in writing by Fife Council as Planning Authority.
22. The surface water management plan and SUDs details shall be provided as per the approved drawings/details and shall be fully operational BEFORE THE OCCUPATION OF THE FIRST DWELLING.
23. BEFORE ANY WORKS START ON SITE; full details of the proposed energy generating technologies (including manufacturer's details) shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
24. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by

the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

25. 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 24. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of safeguarding the Category C Listed Doocot.
3. In the interests of safeguarding the Category C Listed Doocot.
4. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
6. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
7. In the interests of safeguarding residential amenity.
8. In the interest of safeguarding residential amenity.
9. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

10. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
11. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
12. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
13. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
14. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
15. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
16. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
17. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
18. In the interests of ecological enhancements.
19. In the interests of species protection.
20. In the interests of ensuring that an acceptable surface water management plan is provided.
21. In the interests of ensuring that an acceptable sustainable drainage system is provided.
22. In the interests of ensuring that an acceptable sustainable drainage system is provided.
23. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017).
24. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
25. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
26. To ensure all contamination within the site is dealt with.

7 **Application No:** 21/02463/LBC **Date Decision Issued:** 03/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for installation of replacement windows and doors and external alterations

Location: 23 Craigkennochie Terrace Burntisland Fife KY3 9EN

Applicant: Mrs Susan Potrykus 23 Craigkennochie Terrace Burntisland Fife KY3 9EN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

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

8 **Application No:** 21/00416/FULL **Date Decision Issued:** 10/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Temporary change of use from open space to storage area (scaffolding) in retrospect for a period of 2 years

Location: 2 Kilrie Cottages Kilrie Auchtertool Kirkcaldy Fife KY2 5UX

Applicant: Mrs Maureen Wilkie 2 Kirkkie Cottage Kirkkie Kirkcaldy Scotland KL2 5UX

Agent: Tommy Cochrane 37 Dyfrig Street Shotts United Kingdom ML7 4DQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The planning application hereby approved shall be for a temporary period of 2 years from the date of this permission. Thereafter, all the scaffolding equipment associated with the storage area shall be removed from the site and the land restored to its original pre-development condition within 8 weeks of the expiry of this permission.
2. Notwithstanding the terms of Class 6 of the Schedule to The Town and Country Planning (Use Classes) (Scotland) Order 1997, the site shall only be used for a period of two years from the date of this permission for the storage of scaffolding materials in accordance with the details provided with the approved Planning Statement (Fife Council Reference 05).

Reason(s):

1. In order to define the terms of this permission; the proposal is only acceptable on the basis of a temporary permission.
2. In order to define the terms of this permission, retain proper control over the use of the site and in the interest of road safety; to avoid the intensification of use of the junction of the vehicular access with the public road.

9 **Application No:** 21/03413/CLP **Date Decision Issued:** 12/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of lawfulness (proposed) for conversion of integral garage to form habitable accommodation

Location: 22 Bowhouse Drive Kirkcaldy Fife KY1 1SB

Applicant: Mr and Mrs Sean and Diane Ward 22 Bowhouse Drive Kirkcaldy Fife KY1 1SB

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

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of 12 dwellinghouses (amendment to planning permission reference 17/01210/FULL to decrease number of dwellinghouses in phase 3 from 20 dwellinghouses to 12 dwellinghouses)
Location: Land To West Of Grange Road Burntisland Fife
Applicant: Managing Director Kevin MacKenzie Unit No. 1 Burnhouse Industrial Estate Whitburn Scotland EH47 0LQ
Agent: Ryan Barker 11 Merkland Drive Hallglen Falkirk Scotland FK1 2RH

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. 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.
2. BEFORE ANY WORKS START ON SITE, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished floor level(s) of the development relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the development proceeds. The developer shall notify this Planning Authority at the stages listed below in order to obtain their written approval that works are proceeding in accordance with details approved as part of their planning permission:-
 - (a) Immediately prior to the completion of the ground floor, finished floor level
 - (b) When the roof trusses have been erected but before roof covering takes place.

Reason: To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and

- (a) In order to ensure that site works are progressing in accordance with the stamped approved plan.
 - (b) In order to ensure that the floor levels conform to the stamped approved plan illustrating floor levels.
 - (c) In order to ensure that the height of the roof conforms to the stamped approved plan.
3. WITHIN 3 MONTH OF THE DATE OF THIS PLANNING PERMISSION, full details (height, materials, colouring, etc) of all boundary treatments including all screen fencing between rear gardens shall be submitted for prior written approval by the Planning Authority. All boundary treatments shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.
4. Prior to the occupation of the first house, all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the first house, all roads and associated works serving the proposed development as shown on drawing PL-SL-001 Rev E shall be constructed in accordance with the current Fife Council Transportation Development Guidelines
6. Prior to the occupation of each house, the access driveways being constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical

curves to ensure adequate ground clearance for vehicles prior to house occupation.

7. Prior to the occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
8. Prior to the occupation of house type Inchcolm and Pettycur, there shall be provided within the curtilage of the site 2 No parking spaces per house for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development
9. Prior to the occupation of house type Forth and Inchkeith, there shall be provided within the curtilage of the site 3 No parking spaces per house for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
10. The dwellinghouses hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouses hereby approved shall not be used for Housing in Multiple Occupation
11. Prior to work commencing on site, full details of all energy efficiency measure being undertaken as per Low Carbon Fife Supplementary Guidance.

Reason(s):

1. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
2. To ensure that the development as implemented does not result in any changes in levels to those as approved which may be unacceptable in relation to either site circumstances or the relationship with surrounding sites.
3. In the interests of visual and residential amenity, in order to ensure the details are appropriate the character of the area.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction. Work shall ensure the embankment supporting the A909 is no steeper than 1 in 2 with a 1 metre level berm to the rear (garden side) of the boundary wall.
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 an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities
10. In the interests of maintaining a mixed and balanced housing stock as required by the Adopted FIFEplan (2017).
11. In the interests of providing a low carbon build.

11 **Application No:** 21/02060/FULL **Date Decision Issued:** 19/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extensions to side and rear of dwellinghouse

Location: Inchcraig 1 Linwell Court Burntisland Fife KY3 9LB

Applicant: Mr Alan McLean 1 Linwell Court Burntisland Fife KY3 9LB

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

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.

12 **Application No:** 21/03054/FULL **Date Decision Issued:** 19/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Extension to existing garden room (retrospective)

Location: 44 Kirkton Road Burntisland Fife KY3 0BY

Applicant: Mr And Mrs Davis 44 Kirkton Road Burntisland Fife KY3 0BY

Agent: Martin Lamden 19 North Overgate Kinghorn Burntisland Fife KY3 9XJ

Application Permitted - no conditions

13 **Application No:** 21/02795/FULL **Date Decision Issued:** 22/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse. Erection of outbuilding including formation of decking and balconies in retrospect

Location: 33 Craigfoot Walk Kirkcaldy Fife KY1 1GA

Applicant: Mr C Stewart 33 Craigfoot Walk Kirkcaldy Fife KY1 1GA

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

Application Permitted - no conditions

14 **Application No:** 21/01119/FULL **Date Decision Issued:** 23/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Change of use from agricultural land to hutting site (1 hut)
Location: Grangehill Farm Burntisland Fife KY3 9YF
Applicant: Mr David Hughes 14 Naburn Gate Glasgow Scotland G5 0SQ
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hut hereby approved shall only be used as a hut as defined in the Scottish Planning Policy 2014 (SPP). For the avoidance of doubt, SPP describes a hut as 'a simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE HUT HEREBY APPROVED ARE IMPLEMENTED, full details including the colour of the proposed external finishing materials shall be submitted and approved in writing by Fife Council as Planning Authority. Thereafter, the approved materials shall be implemented in full and retained for the lifetime of the development.
3. FOR THE AVOIDANCE OF DOUBT, the proposed vehicular access for dropping off building materials as shown in BLUE on the submitted 'Site Access Plan' (Fife Council Reference 09) from the B923 to the North is hereby NOT approved and the sole vehicular access shall only be taken from the South via the access to Kinghorn Golf Course from the A921.

Reason(s):

1. In order to ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.
2. In the interests of visual amenity.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the access to the site with the public road.

15 **Application No:** 21/03187/FULL **Date Decision Issued:** 25/11/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of new bi-fold doors

Location: 144 Kinghorn Road Burntisland Fife KY3 9JU

Applicant: Mrs Beryl Guthrie 144 Kinghorn Road Burntisland Fife KY3 9JU

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

Application Permitted - no conditions

16 **Application No:** 21/03349/CLP

Date Decision Issued: 03/11/2021

Ward: Cowdenbeath

Proposal: Certificate of lawfulness (proposed) for erection of garden room at rear of property

Location: 23 Seafar Drive Kelty Fife KY4 0JX

Applicant: Mr Alan Archibald 23 Seafar Drive Kelty Fife KY4 0JX

Agent: Jay Dougall 7 7 Halley's Court Halleys Court Kirkcaldy United Kingdom KY11nz

Application Permitted - no conditions

17 **Application No:** 21/00975/FULL

Date Decision Issued: 04/11/2021

Ward: Cowdenbeath

Proposal: Change of use from sandwich bar (Class 1) to form restaurant (Class 3) with ancillary hot food takeaway and external alterations including installation of flue

Location: 321 High Street Cowdenbeath Fife KY4 9QJ

Applicant: Sava Estates 321 High Street Cowdenbeath Scotland KY4 9QJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure the development hereby approved accords with the relevant provisions of Policy 1 Part B and Policy 10 of the adopted Fife Local Development Plan (2017) and Fife Council's Noise Guidance for New Developments (2021).

18 **Application No:** 21/02140/FULL

Date Decision Issued: 04/11/2021

Ward: Cowdenbeath

Proposal: Two storey extension to rear, and relocation and erection of garden walls/fences to side/rear of dwellinghouse

Location: 81 Hilton Road Cowdenbeath Fife KY4 9AW

Applicant: Mr James Davie 81 Hilton Road Cowdenbeath KY4 9AW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear-glazed windows shall be installed in the first floor of the south-east-facing elevation of the approved extension, unless otherwise agreed in writing with this Planning Authority.
2. Prior to the occupation of the dwelling, 3 off-street parking spaces shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No pl-03 Rev B. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of residential amenity; to mitigate direct overlooking to No. 63's rear garden area.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

19 **Application No:** 21/02267/FULL

Date Decision Issued: 26/11/2021

Ward: Cowdenbeath

Proposal: Single domestic garage extension to side of dwellinghouse

Location: 9 Elm Park Hill Of Beath Cowdenbeath Fife KY4 8BF

Applicant: Mr Ionut Popa 9 Elm Park Hill Of Beath KY4 8BF

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

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.

20 **Application No:** 21/02598/FULL

Date Decision Issued: 26/11/2021

Ward: Cowdenbeath

Proposal: Substitution of house type on plot 8 (amendment to application reference 18/02191/ARC)

Location: Whitehill Sawmill Parkend Crossgates Cowdenbeath Fife KY4 8EX

Applicant: Mr Ross Chalmers 40 Echline Drive South Queensferry Scotland EH30 9UY

Agent: Sean Hynds S24 Architects Crossway, Donibristle Industrial Estate Dalgety Bay Scotland KY11 9JE

Application Permitted - no conditions

21 **Application No:** 21/02126/LBC

Date Decision Issued: 04/11/2021

Ward: Cupar

Proposal: Listed Building Consent for installation of replacement windows to 5 no. dwellings

Location: 1 To 5 Knox Gardens Cupar Fife KY15 5JH

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

Agent: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife KY11 8UU

Application Permitted - no conditions

22 **Application No:** 21/02327/FULL

Date Decision Issued: 04/11/2021

Ward: Cupar

Proposal: Installation of replacement windows

Location: 84 Bonnygate Cupar Fife KY15 4LB

Applicant: Mrs Amanda Bettam 84 Bonnygate Cupar Fife KY15 4LB

Agent:

Application Permitted - no conditions

23 **Application No:** 21/02331/LBC

Date Decision Issued: 04/11/2021

Ward: Cupar

Proposal: Listed building consent for replacement of windows

Location: 84 Bonnygate Cupar Fife KY15 4LB

Applicant: Mrs Amanda Bettam 84 Bonnygate Cupar Fife KY15 4LB

Agent:

Application Permitted - no conditions

24 **Application No:** 21/02719/ADV

Date Decision Issued: 04/11/2021

Ward: Cupar

Proposal: Display of one internally illuminated totem sign

Location: Former Reekie Group Garage South Road Cupar Fife

Applicant: SC Cupar Limited 349 Bath Street Glasgow United Kingdom G2 4AA

Agent: Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF

Application Permitted - no conditions

25 **Application No:** 21/02266/FULL

Date Decision Issued: 09/11/2021

Ward: Cupar

Proposal: Formation of hardstanding to allow for extension to yard equestrian facilities (in retrospect)

Location: Land To North Of Tailabout Farm Cupar Fife

Applicant: Ms Natalie Motion Tailabout farm Pitlessie Road Cupar Fife KY15 5ST

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The bund shall be removed WITHIN 2 MONTHS of this Planning Authority's approval, or for another period as agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity and to ensure that adequate measures are put in place to protect the risks of flooding.

26 **Application No:** 21/02665/FULL

Date Decision Issued: 09/11/2021

Ward: Cupar

Proposal: Section 42 application to discharge Condition 1 of 21/01444/FULL

Location: 7 Wyde Pend Cupar Fife KY15 5AT

Applicant: Mr M Carroll 7 Wyde Pend Cupar Fife KY15 5AT

Agent: Nicola Donaldson Meadow Bank Balarvie Road Cupar United Kingdom
KY15 4AJ

Application Permitted - no conditions

27 **Application No:** 21/01252/NMV1

Date Decision Issued: 12/11/2021

Ward: Cupar

Proposal: Erection of detached triple domestic garage with storage space (Non material variation to approved 21/02515/FULL)

Location: Clatto Lodge Blebocraigs Cupar Fife KY15 5UF

Applicant: Mr Richard Hunter Clatto Lodge Blebocraigs Blebocraigs Scotland KY15 5UF

Agent: Sander Kalmijn 26 Muirpark Way Drymen Scotland G63 0DX

Application Permitted - no conditions

28 **Application No:** 21/00794/NMV1

Date Decision Issued: 17/11/2021

Ward: Cupar

Proposal: Application for approval of matter required by conditions of planning permission in principle 20/00602/PPP for the erection of dwellinghouse (Non Material Variation to approved 21/00794/ARC)

Location: 13 Hill Street Cupar Fife KY15 4AA

Applicant: Mr David Cole St. Marys Farmhouse St. Marys Farm Cupar United Kingdom KY15 4NF

Agent:

Application Permitted - no conditions

Ward: Cupar

Proposal: Listed building consent for alterations and extensions to front and side of dwellinghouse. Internal alterations include converting garage and basement to form additional living accommodation and opening up of kitchen area.

Location: Ladyinch West Port Cupar Fife KY15 4AW

Applicant: Mr Nigel Coxon Ladyinch West Port Cupar Fife KY15 4AW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All fascias and facings to the extensions and dormer shall be traditionally constructed in timber and painted to match those on the existing building.
2. BEFORE WORKS COMMENCE ON SITE, the following additional details shall be submitted for PRIOR approval in writing by the Planning Authority.
 - the rooflights - confirm size
 - the roofing slate to the dormer - provide full specification, including size and colour
 - dormer window - confirm method of opening
 - the balustrade to the basement stair - provide full specification, including colour
 - external wall details to kitchen and shower room - provide full material specification, including colour

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 WORKS COMMENCE ON THE BASEMENT, full construction details showing how the wall opening for the new basement door opening on the external west gable wall shall be formed and finished off 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.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.

30 **Application No:** 21/02573/FULL **Date Decision Issued:** 17/11/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: Kilburn Main Street Foodieash Cupar Fife KY15 4PP

Applicant: Mr Grant Douglas Kilburn Main Street Foodieash Cupar Fife KY15 4PP

Agent: Harry Dalglish 1 Beech Park Leven Fife United Kingdom KY85NG

Application Permitted - no conditions

31 **Application No:** 21/02684/FULL **Date Decision Issued:** 17/11/2021

Ward: Cupar

Proposal: Formation of raised decking

Location: 32 South Road Cupar Fife KY15 5JF

Applicant: Ms Victoria Prentice 32 South Road Cupar Fife KY15 5JF

Agent: Daniel Johnston Station Yard Station Road Springfield Scotland KY15 5RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 02, BEFORE WORKS COMMENCE ON SITE, specification details, including colour, of two 1.6 metre high privacy screens which are to be located on the south-west and north-east sides of the raised terrace hereby approved shall be submitted for prior approval in writing by this Planning Authority. For the avoidance of doubt the 1.6 metre height shall be measured from the floor level of the deck to the top of the screen itself.

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

Reason(s):

1. In the interests of safeguarding the privacy and amenity of neighbouring property.

32 **Application No:** 21/03111/FULL

Date Decision Issued: 22/11/2021

Ward: Cupar

Proposal: Repair works to boundary wall

Location: St Marys Parish Church Dairsie Mains Cupar Fife KY15 4RL

Applicant: Mr Ian Wallace Bankhead Central Bankhead Park Glenrothes Scotland KY7
6GH

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

Application Permitted - no conditions

33 **Application No:** 21/02658/FULL

Date Decision Issued: 23/11/2021

Ward: Cupar

Proposal: Single storey extension (with air source heat pump) to rear of dwellinghouse

Location: St Margarets Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Ms Claire Luxford St Margarets Anstruther Road Ceres Cupar Fife KY15 5NH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

1. In the interests of protecting the residential amenity of neighbouring property.

34 **Application No:** 21/02983/LBC

Date Decision Issued: 23/11/2021

Ward: Cupar

Proposal: Listed building consent for single storey extension (with air source heat pump) to rear of dwellinghouse

Location: St Margarets Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Ms Claire Luxford St Margarets Anstruther Road Ceres Cupar Fife KY15 5NH

Agent:

Application Permitted - no conditions

35 **Application No:** 21/03090/LBC

Date Decision Issued: 23/11/2021

Ward: Cupar

Proposal: Listed building consent for internal alterations to bathroom

Location: 1A Barony Millgate Cupar Fife KY15 5ER

Applicant: Mr Alastair Noble 1A Barony Millgate Cupar Fife KY15 5ER

Agent:

Application Permitted - no conditions

36 **Application No:** 21/03106/LBC

Date Decision Issued: 23/11/2021

Ward: Cupar

Proposal: Listed building consent for repairs to boundary wall

Location: St Marys Parish Church Dairsie Mains Cupar Fife KY15 4RL

Applicant: Mr Ian Wallace Bankhead Central Bankhead PArk Glenrothes Scotland KY7
6GH

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

Application Permitted - no conditions

37 **Application No:** 21/02863/FULL

Date Decision Issued: 24/11/2021

Ward: Cupar

Proposal: First floor extension to dwellinghouse

Location: 57 George Govan Road Cupar Fife KY15 4GY

Applicant: Mrs Sally Roff 57 George Govan Road Cupar Fife KY15 4GY

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

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.

Reason(s):

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

38 **Application No:** 21/00459/LBC

Date Decision Issued: 10/11/2021

Ward: Dunfermline Central

Proposal: Listed building consent for installation of replacement windows to rear

Location: Attic Floor 5 East Port Dunfermline Fife KY12 7JG

Applicant: Mr William Mcteir 50 Eastercraig Gardens Saline Fife KY129TJ

Agent: Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park
Roslin Midlothian EH25 9RE

Application Permitted - no conditions

39 **Application No:** 21/00535/FULL **Date Decision Issued:** 10/11/2021

Ward: Dunfermline Central

Proposal: Change of use from Offices (Class 2) to form 2 flatted dwellings (Sui Generis) and external alterations including installation of replacement windows to rear and repainting of windows to front

Location: Attic Floor 5 East Port Dunfermline Fife KY12 7JG

Applicant: Mr William Mctear 50 Eastercraig Gardens Saline Fife KY12 9TJ

Agent: Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park
Roslin Midlothian EH25 9RE

Application Permitted - no conditions

40 **Application No:** 21/02118/FULL **Date Decision Issued:** 10/11/2021

Ward: Dunfermline Central

Proposal: Installation of replacement doors
SITE: 52 & 54 New Row, Dunfermline

Location: 52 And 54 New Row Dunfermline Fife KY12 7EF

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

Agent: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife
KY11 8UU

Application Permitted - no conditions

41 **Application No:** 21/02628/ADV **Date Decision Issued:** 10/11/2021

Ward: Dunfermline Central

Proposal: Display of three internally illuminated fascias, one internally illuminated entrance gate and one internally illuminated pylon

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Miss Scarlett Dotkova Futurama Limited Futurama Wharfedale Rd Euroway Industrial Estate Bradford West Yorkshire BD4 6SG

Agent:

Application Permitted - no conditions

42 **Application No:** 21/01188/FULL **Date Decision Issued:** 12/11/2021

Ward: Dunfermline Central

Proposal: External alterations to shop (Class 1) including repainting of frontage and installation of window to rear

Location: 38 Queen Anne Street Dunfermline Fife KY12 7AY

Applicant: Mr Samuel Herbert 144 Blackford Avenue Edinburgh Lothian EH9 3HH

Agent: Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park
Roslin Midlothian EH25 9RE

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Section 42 to vary condition 12 of 21/00528/ARC to allow for the use of a temporary haul road for construction access

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: Mr Euan McLaughlin Broxden house Broxden Business Park Lamberkin Drive Perth Scotland PH1 1RA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a proposed phasing plan for the site shall be submitted for the written approval of Fife Council as planning authority. That phasing plan shall outline the following:

- The proposed direction of construction;
- Timetable for the installation of open space. Open space provision shall be provided commensurate to the direction of construction, construction needs and number of units occupied;
- Timetable for the installation of play equipment. Play equipment provision shall be provided commensurate to the direction of construction and number of units occupied;
- Timetable for the completion of all landscaping. The landscaping shall be provided commensurate to the direction of construction, construction needs and shall be complete prior to the completion of the last residential unit.
- Timetable for the completion of each area of public art. The public art shall be provided commensurate to the direction of construction, construction needs and provision of open space and shall be complete prior to the completion of the last residential unit.
- Timetable for the completion of each footpath connection. The footpaths shall be provided commensurate to the direction of construction, unit completions and construction needs and shall be completed prior to the completion of the last residential unit.

The development shall be implemented in accordance with the details approved through this condition.

2. BEFORE THE COMPLETION OF THE FIRST RESIDENTIAL UNIT, full final details of all play equipment to be provided within the play areas shall be provided for the written approval of Fife Council as planning authority. The development shall be implemented in accordance with the details approved through this condition.

3. The maintenance and management of the landscaping within the site shall adhere to the management specifications outlined on the submitted landscaping plans approved through this consent unless otherwise agreed in writing with Fife Council as planning authority.

4. The tree mitigation measures outlined on the approved Tree Removals & Protection Plan shall be erected before any development commences along the western and southern boundaries of the site and shall be maintained in a sound, upright position throughout the construction of the development, unless otherwise agreed in writing with Fife Council as planning authority.

5. BEFORE THE OCCUPATION OF ANY RESIDENTIAL UNIT ON SITE, evidence shall be provided to demonstrate that the National Air Quality Strategy objectives would not be exceeded. The methodology shall be agreed with the Council and it shall include an appropriate air quality impact assessment of the proposed development. Where the assessment predicts that objectives will be exceeded, the applicant shall provide a scheme for mitigating their impacts for approval by Fife Council as planning authority. The development shall be implemented in accordance with any mitigation agreed through this condition.

6. All prospectively adoptable roads and associated works serving the proposed development as shown on drawing HAL2-PL-001 Rev C (or any subsequently amended plan as agreed with Fife Council as Planning Authority) shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.

7. Visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all road junctions, including junctions of private accesses with roads, in accordance with the current Fife Council Transportation Development Guidelines. The

visibility splays shall be retained through the lifetime of the development.

8. All roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
9. Prior to occupation of each private and affordable dwelling the off-street car parking spaces for that plot, as shown on drawing HAL2-PL-001 Rev C (or any subsequently amended plan as agreed with Fife Council as Planning Authority), shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
10. The 49 No visitor parking spaces shall be retained through the lifetime of the development.
11. The driveways within Plots P74, P94, B81, B103, B136 & B140 shall be reduced to double width driveways with a maximum width of 5.5 metres.
12. Until the completion of the southern core road (21/01229/ARC), recently approved at the south east corner of the site, the sole means of vehicular access to and from the site, including site staff traffic, shall be via the temporary haul road as defined on drawing reference HAL2-S42-001. Upon completion of the southern core road, the temporary haul road will cease to be used and the southern core road will become the sole means of vehicular access to and from the site, including site staff traffic. No construction traffic, including site staff traffic, shall be through the existing housing development via Calaiswood Crescent/ Cygnet Drive/Woodpecker Crescent.
13. The construction of the development on the site shall be undertaken entirely in accordance with the provisions of the approved Construction and Environmental Management Plan (CEMP). Any amendment to such a method statement will require the written approval of Fife Council as planning authority following appropriate consultation.
14. Prior to the removal of any trees on site, an updated bat survey shall be undertaken and submitted for the written approval of Fife Council as planning authority. Where evidence of the presence of bats are detected, a programme of mitigation and compensation, which allows the conservation status of these species to be maintained and enhanced and if necessary the appropriate licences obtained from SNH shall be included with the survey. The works shall be undertaken in accordance with any mitigation agreed through that survey.
15. Before any works commence on site, details of all gable enhancement shall be provided for all plots as indicated on the approved layout plan shall be submitted for the prior written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
16. Before any works start on site, a maintenance schedule for all proposed SUDS shall be submitted for the prior written approval of Fife Council. The approved details shall then be carried out on site in full. For the avoidance of doubt, Appendix 5 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management shall be submitted and details shall comply with the the CIRIA SuDS Manual.
17. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

18. 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 17;. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the

approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

19. 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.

20. No removal of vegetation that may be used by breeding birds shall take place between 1st march and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared, and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall then be submitted to the planning authority before any works start on site.
21. Prior to being installed on site, full details of the proposed solar panels shall be submitted to Fife Council for prior written approval.

Reason(s):

1. In the interests of good design, residential amenity and providing high quality detailing timously in the construction process.
2. In the interests of providing adequate play provision for the site.
3. In the interests of biodiversity and visual amenity.
4. In order to protect the existing trees to be retained on site.
5. To protect air quality.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction. For the avoidance of doubt the street layout may be subject to minor changes during consideration of the Roads Construction Consent applications.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
8. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
9. Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interest of road safety; to ensure the provision of an adequate layout of off-street parking facilities.
12. In the interest of residential amenity and road safety; to ensure construction traffic is not routed through residential areas.
13. To ensure that all construction activity is undertaken so as to protect the environmental sensitivity of the site and the residential amenity of neighbouring properties.

14. In the interests of protecting the European Protected Species.
15. In the interests of design and passive surveillance.
16. In the interest of flood protection; to ensure SUDS are maintained and function effectively.
17. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
18. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
19. To ensure all contamination within the site is dealt with.
20. In the interest of protecting natural heritage; to ensure no nesting birds are harmed during vegetation clearance.
21. In the interest of residential amenity; to ensure the solar panels are visually appropriate.

44 **Application No:** 21/03165/CLP **Date Decision Issued:** 12/11/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for erection of garage extension to side of dwellinghouse

Location: 7 Westfield Grove Dunfermline Fife KY12 8DE

Applicant: Mr Thomas Peschken-Holt 7 Westfield Grove Dunfermline Fife KY12 8DE

Agent:

Application Permitted - no conditions

45 **Application No:** 21/02403/ADV

Date Decision Issued: 16/11/2021

Ward: Dunfermline Central

Proposal: Display of two illuminated fascia signs, one non-illuminated free-standing sign, two illuminated totem signs, one illuminated poster and one illuminated mast sign

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Gary Sample Macklin Motors Halbeath Road Halbeath Road Dunfermline Scotland KY12 7RD

Agent: Peter Tilbey St Peters Place, Western Road Lancing West Sussex BN15 8SB

Application Permitted - no conditions

46 **Application No:** 21/03143/ADV

Date Decision Issued: 18/11/2021

Ward: Dunfermline Central

Proposal: Display of 4 no. non-illuminated free standing billboards

Location: Freescale Site Dunlin Drive Dunfermline Fife

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

Agent: Man Him Ho Clockwise 77 Renfrew Street Glasgow Scotland G2 3BZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the sign boards and their supporting structures hereby approved shall be completely removed from the site within 5 years of the date of this decision.

Reason(s):

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

47 **Application No:** 21/02895/FULL **Date Decision Issued:** 24/11/2021

Ward: Dunfermline Central

Proposal: Change of use class from Offices (Class 2) to dwellinghouse (Class 9)

Location: 160 Appin Crescent Dunfermline Fife KY12 7TX

Applicant: Mrs Lyndsey Gilmour 115 Fod street Halbeath Dunfermline Scotland Ky118en

Agent:

Application Permitted - no conditions

48 **Application No:** 21/03293/CLP

Date Decision Issued: 24/11/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for conversion of integral garage to form habitable living accommodation

Location: 5 Serf Avenue Dunfermline Fife KY11 8YZ

Applicant: Ms Suzanne Beaumont 5 Serf Avenue Dunfermline Fife KY11 8YZ

Agent: Grant Livingstone 10 Shinway Dunfermline Fife KY11 8XS

Application Permitted - no conditions

49 **Application No:** 21/03589/CLP

Date Decision Issued: 24/11/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness for alterations to convert garage to habitable living accommodation

Location: 36 Redwing Wynd Dunfermline Fife KY11 8SP

Applicant: Mrs Louise Forero 36 Redwing Wynd Dunfermline Scotland KY11 8SP

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

Application Permitted - no conditions

50 **Application No:** 21/02099/EPN

Date Decision Issued: 02/11/2021

Ward: Dunfermline North

Proposal: Electricity Prior Notification for infrastructure works associated with 33KV switchgear house including erection of fence and gates, installation of 3no. C2 type chambers and formation of access road

Location: Site At Townhill Power Station Loch Street Townhill Fife

Applicant: Lorna Leighton Land And Planning Bonnybridge Depot Falkirk Road
Bonnybridge FK4 1SN

Agent:

Application Permitted - no conditions

51 **Application No:** 21/02384/FULL

Date Decision Issued: 09/11/2021

Ward: Dunfermline North

Proposal: Erection of boundary fence

Location: 21 Whitemyre Court Dunfermline Fife KY12 9PF

Applicant: Mrs Karen Ramsay 21 Whitemyre Court Dunfermline Fife KY12 9PF

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.

Ward: Dunfermline North
Proposal: Erection of a modular hut to accommodate two classrooms (temporary for three years)
Location: Mclean Primary School Baldridgeburn Dunfermline Fife KY12 9EE
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Education Services, Dawn Cook
Agent: David Christie Bankhead Central Bankhead Park Glenrothes Scotland KY7 6GH

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. NO DEVELOPMENT SHALL COMMENCE until the mineshaft remediation works and any further remediation works/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.
3. PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any further remediation works/or mitigation necessary to address the risks posed by past coal mining activity.
4. The development hereby approved is consented for a limited period of 3 years from the date of this decision notice. On expiry of the said time period, the structure hereby approved and all fixings shall be removed from site and the ground reinstated to its pre-development condition. Details of the proposed reinstatement shall be submitted for the written approval of the planning authority within 2 months of the date of expiry of the said time period. Thereafter, the reinstatement works shall be implemented in full and in accord with the approved plans within 3 months of the date of approval of the reinstatement works, or for another period as agreed in writing with the planning authority. For the avoidance of doubt, should the development hereby approved not be used for a period of 6 months then it shall be removed and the site restored to its pre-development condition.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. To ensure that all risk in relation to the positioning of the coal mining shaft has been resolved.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

4. To review the siting of the modular unit within the grounds of Maclean Primary School.

53 **Application No:** 21/03256/CLE

Date Decision Issued: 12/11/2021

Ward: Dunfermline North

Proposal: Certificate of lawfulness (existing) for erection of domestic garden room

Location: 22 Mid Beveridgewell Dunfermline Fife KY12 9ES

Applicant: Mr and Mrs D Galbraith 22 Mid Beveridgewell Dunfermline Fife KY12 9ES

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

Application Permitted - no conditions

Ward: Dunfermline North

Proposal: Application for matters specified by condition of application 13/03683/EIA for erection of 61 residential units within phase 1C with associated roads and landscape works

Location: Land To West Of Main Road Wellwood Fife

Applicant: Mr Euan McLaughlin Broxden house Broxden Business Park Lamberkin Drive Perth Scotland PH1 1RA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All roads and associated works serving the proposed development as shown on drawing DW3-PL-001 (C) (Planning Authority ref. 02B) shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption.
2. Prior to occupation of the first dwelling, visibility splays 2.5 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all internal road junctions, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development. For the avoidance of doubt, the provision of trees within visibility splays is acceptable.
3. Prior to occupation of the first dwelling, visibility splays 2.5 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with the A823 in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
4. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development
5. Prior to the occupation of each dwelling, the off-street parking provision within the plot as shown on drawing DW3-PL-001 (C) (Planning Authority ref. 02B) shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
6. Prior to the occupation of the 60th dwelling, the 28 No. visitor parking spaces as detailed on drawing DW3-PL-001 (C) (Planning Authority ref. 02B) shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be provided pro-rata in relation to the occupation of dwellings and be retained through the lifetime of the development.
7. All construction activities, including routing of construction vehicles, route of build, wheel washing and protection of neighbouring properties from noise, vibration and dust, shall be carried out in accordance with the details within the approved Construction Environmental Management Plan (Planning Authority ref. 32A, 33 and 34A)
8. NO BUILDING SHALL BE OCCUPIED UNTIL evidence has been provided that the site has been completely remediated of any contamination on site. This shall include any details of site investigation carried out on site and evidence of the remediation work undertaken.
9. BEFORE ANY DEVELOPMENT STARTS ON SITE, confirmation that the ground stabilisation work for historical coal mining has been completed for this area shall be submitted for the written approval of Fife Council as planning authority
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
11. PRIOR TO THE OCCUPATION OF THE 60TH UNIT, all landscaping works, including planting of trees, hedgerows, wildflower meadows, bulbs, flowers, shrubs and amenity grass, as specified on the approved plans shall be carried out in full unless otherwise agreed in writing by the Planning Authority.

12. PRIOR TO THE OCCUPATION OF THE 46TH UNIT, the pedestrian footpath to the south of the SuDS basin, as shown on drawing DW3-PL-001 (C) (Planning Authority ref. 02B), shall be constructed in accordance with Making Fife's Places Supplementary Guidance and the current Transportation Development Guidelines (Appendix G) therein to a standard suitable for adoption.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure the environment in and around the site and to ensure residential amenity is protected during construction.
8. To ensure the development is free of contamination.
9. In the interests of public safety.
10. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
11. In the interests of visual amenity and biodiversity enhancement.
12. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

55 **Application No:** 21/02160/FULL **Date Decision Issued:** 17/11/2021

Ward: Dunfermline North

Proposal: Porch extension to front of dwellinghouse

Location: 3 Woodruff Gait Dunfermline Fife KY12 0NL

Applicant: Mr & Mrs Steven Fielding 3 Woodruff Gait Dunfermline Fife KY12 0NL

Agent: Grant Livingstone 10 Shinway Dunfermline Fife KY11 8XS

Application Permitted - no conditions

56 **Application No:** 21/02415/FULL

Date Decision Issued: 18/11/2021

Ward: Dunfermline North

Proposal: Formation of raised decking with screen fencing to rear of dwellinghouse (retrospective)

Location: 15 Craigston Drive Dunfermline Fife KY12 0XE

Applicant: Miss Stephanie Kuklinski 15 Craigston Drive Dunfermline Fife KY12 0XE

Agent:

Application Permitted - no conditions

57 **Application No:** 21/02859/FULL

Date Decision Issued: 26/11/2021

Ward: Dunfermline North

Proposal: Erection of boundary fence

Location: 37A Townhill Road Dunfermline Fife KY12 0JE

Applicant: Miss Jennifer Lowry 37A Townhill Road Dunfermline Fife KY12 0JE

Agent:

Application Permitted - no conditions

58 **Application No:** 21/03016/FULL

Date Decision Issued: 26/11/2021

Ward: Dunfermline North

Proposal: Alterations, extensions to dwellinghouse and formation of raised platform

Location: 1 Christie Street Dunfermline Fife KY12 0AQ

Applicant: Mr & Mrs R Jenkinson 1 Christie Street Dunfermline Fife KY12 0AQ

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

Application Permitted - no conditions

59 **Application No:** 21/02482/FULL

Date Decision Issued: 18/11/2021

Ward: Dunfermline South

Proposal: External alterations including erection of porch to front, garage to side and installation of windows to dwellinghouse

Location: 62 Eardley Crescent Dunfermline Fife KY11 8NE

Applicant: Mr Kevin Scally 62 Eardley Crescent Dunfermline United Kingdom KY11 8NE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the new habitable accommodation, the construction of the widened vehicular crossing of the service strip shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the new habitable accommodation, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the grass service strip shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the new habitable accommodation, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

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.

60 **Application No:** 21/02507/FULL **Date Decision Issued:** 02/11/2021

Ward: East Neuk And Landward

Proposal: Installation of 4 no. rooflights and one window

Location: 15 Priory Court Pittenweem Anstruther Fife KY10 2LJ

Applicant: Mr Ron Fairweather 15 Priory Court Pittenweem Fife KY10 2LJ

Agent: Lee Donaldson 6 Vrackie Place Dunfermline United Kingdom KY11 8JD

Application Permitted - no conditions

61 **Application No:** 21/03151/APN **Date Decision Issued:** 02/11/2021

Ward: East Neuk And Landward

Proposal: Prior Notification for Farm-related Building Works (Non-residential) at Backfields, Cornceres Farm

Location: Cornceres Farm Cornceres Kilrenny Anstruther Fife KY10 3JR

Applicant: Mr Craig Peddie Cornceres Farm House Cornceres Farm Anstruther Fife KY103JR

Agent:

Application Permitted - no conditions

62 **Application No:** 21/02347/FULL **Date Decision Issued:** 04/11/2021

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: Collierfield House Peat Inn Cupar Fife KY15 5LH

Applicant: Mr and Mrs G Sealey Collierfield House Peat Inn Cupar Scotland KY15 5LH

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

Application Permitted - no conditions

63 **Application No:** 21/02619/FULL **Date Decision Issued:** 04/11/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 21 Nethergate Crail Anstruther Fife KY10 3TU

Applicant: Mr Willie Nisbet 21 Nethergate Crail Anstruther Fife KY10 3TU

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

Application Permitted - no conditions

64 **Application No:** 21/02625/LBC **Date Decision Issued:** 04/11/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for single storey extension to rear of dwellinghouse

Location: 21 Nethergate Crail Anstruther Fife KY10 3TU

Applicant: Mr Willie Nisbet 21 Nethergate Crail Scotland KY10 3TU

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

Application Permitted - no conditions

65 **Application No:** 21/02630/LBC

Date Decision Issued: 04/11/2021

Ward: East Neuk And Landward

Proposal: External alterations and extension to flatted property

Location: 33 Shore Street Anstruther Fife KY10 3AQ

Applicant: Mrs Elaine Stuart Hunny Cottage 30 North Street Cambuskenneth Stirling
Scotland FK9 5NB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows shall be timber framed vertically sliding sash and case, traditionally constructed and painted white and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

66 **Application No:** 21/02655/FULL **Date Decision Issued:** 04/11/2021

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse

Location: Sunnybrae 4 Bankwell Road Anstruther Fife KY10 3DA

Applicant: Mr & Mrs Duncan Reekie Sunnybrae 4 Bankwell Road Anstruther Fife KY10 3DA

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

Application Permitted - no conditions

67 **Application No:** 21/02672/FULL

Date Decision Issued: 04/11/2021

Ward: East Neuk And Landward

Proposal: External alterations, formation of dormer extension and installation of rooflights

Location: 33 Shore Street Anstruther Fife KY10 3AQ

Applicant: Mrs Elaine Stuart Hunny Cottage 30 North Street Cambuskenneth Stirling
Scotland FK9 5NB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows shall be timber framed vertically sliding sash and case, traditionally constructed and painted white and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

68 **Application No:** 21/02831/FULL

Date Decision Issued: 04/11/2021

Ward: East Neuk And Landward

Proposal: Installation of two dormer extensions to front of dwellinghouse, rooflights and replacement roof tiles

Location: 1 West Shore St Monans Anstruther Fife KY10 2BS

Applicant: Mr Paul Stanger 2 Magdala Mews Edinburgh United Kingdom EH12 5BX

Agent: Tom Robertson Smith 33 Inchcolm Drive North Queensferry United Kingdom KY11 1LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed dormer windows hereby approved shall be finished externally in matt white painted timber upon installation with no visible trickle vents and thereafter permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, the astragal detail to the dormer windows should match the size, style and profile of the existing window astragals.

Reason(s):

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

69 **Application No:** 21/02834/LBC

Date Decision Issued: 04/11/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for formation of 2no dormer extensions, replacement of roof tiles and installation of rooflight

Location: 1 West Shore St Monans Anstruther Fife KY10 2BS

Applicant: Mr Paul Stanger 2 Magdala Mews Edinburgh United Kingdom EH12 5BX

Agent: Tom Robertson Smith 33 Inchcolm Drive North Queensferry United Kingdom KY11 1LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed dormer windows hereby approved shall be finished externally in matt white painted timber upon installation with no visible trickle vents and thereafter permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, the astragal detail to the dormer windows should match the size, style and profile of the existing window astragals.

Reason(s):

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

70 **Application No:** 21/02792/FULL **Date Decision Issued:** 05/11/2021

Ward: East Neuk And Landward

Proposal: Erection of gates and replacement of hardstanding

Location: Sanctuary Cottage 11 East Shore St Monans Anstruther Fife KY10 2AR

Applicant: Mr George Mitchell Sanctuary Cottage 11 East Shore St Monans Anstruther Fife KY10 2AR

Agent: Alastair Graham Dene Cottage Links Road Earlsferry Fife KY91AW

Application Permitted - no conditions

71 **Application No:** 21/02111/FULL

Date Decision Issued: 09/11/2021

Ward: East Neuk And Landward

Proposal: Construction of a commercial unit

Location: Unit 2 Station Road Anstruther Fife KY10 3JA

Applicant: Mr Gary Drummond 4 Kepscaith Grove Whitburn Scotland EH47 8JE

Agent: Alison Allan 80 Barons Hill Avenue LINLITHGOW West Lothian EH49 7JG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 all contamination within the site is dealt with.

72 **Application No:** 21/02823/FULL

Date Decision Issued: 09/11/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: The Old Parsonage Rotten Row Elie Leven Fife KY9 1AY

Applicant: Mrs Alexis Murdoch The Old Parsonage Rotten Row Elie Leven Fife KY9 1AY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished in white painted timber framed traditionally constructed windows with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of the Elie and Earlsferry Conservation Area are maintained.

73 **Application No:** 21/02825/LBC

Date Decision Issued: 09/11/2021

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse and demolition of outbuilding

Location: 57 George Street Cellardyke Anstruther Fife KY10 3AS

Applicant: Mr & Mrs Dan & Celia Young 57 George Street Cellardyke Anstruther Fife KY10 3AS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used to the front elevation consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing.

Reason(s):

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

74 **Application No:** 21/02829/FULL **Date Decision Issued:** 09/11/2021

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse

Location: 57 George Street Cellardyke Anstruther Fife KY10 3AS

Applicant: Mr & Mrs Dan & Celia Young 57 George Street Cellardyke Anstruther Fife KY10 3AS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used to the front elevation consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing.

Reason(s):

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

75 **Application No:** 20/02765/FULL

Date Decision Issued: 11/11/2021

Ward: East Neuk And Landward

Proposal: Formation of vehicular access (Section 42 Application to vary condition 1 of Planning Permission 20/00236/FULL to extend time period)

Location: Bowbridge Farm Peat Inn Falfield Largoward Cupar Fife KY15 5LL

Applicant: Mr Paul Johnson Bowbridge Farm Bowbridge Alpacas Peat Inn UK KY15 5LL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The new access hereby approved, shall be formed within 6 months of the date of this decision notice, as shown on the Drawing No.GW-101 (Approved Drawing No.1 - Location and Block Plan).
2. That within 6 months of the date of this decision notice, or on completion of the new access (whichever is earlier), the partially formed access (approximately 65m to the north of the approved access) and the most northern access (approximately 125m to the north of the approved access), shall be closed off by permanent means to all vehicular traffic and shall remain closed off in perpetuity. For the avoidance of doubt, the accesses shall be stopped up by continuing the existing grass verges at either side of the accesses.
3. Prior to the first use of the new access hereby approved, visibility splays of 3m x 210m to the south and 3m x 210m to the north shall be provided at the junction of the new access with the existing B941 public road as shown on the approved Drawing No. GW-101 (Approved drawing 01 - Approve Site and Block Plan). Thereafter these shall be permanently maintained free from any obstructions exceeding a height of 1.05 metres above the adjacent road channel levels.

Reason(s):

1. In the interest of road safety; to provide a satisfactory access to accommodate the increase in vehicular traffic to the site.
2. In the interest of road safety; to ensure that the continued use of substandard accesses cease and that there is only one access to and from the site.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.

76 **Application No:** 21/02159/FULL **Date Decision Issued:** 17/11/2021

Ward: East Neuk And Landward

Proposal: Erection of Class 4 office building

Location: Hawkswood Country Estate Peat Inn Falfield Largoward Cupar Fife KY15 5LL

Applicant: Hawkswood Country Estate Ltd Bowhill House Peat Inn Cupar United Kingdom
KY15 5LL

Agent: Lauren Morrison 58 Tarmangie Drive Dollar United Kingdom FK14 7BP

Application Permitted - no conditions

77 **Application No:** 20/00536/NMV1 **Date Decision Issued:** 19/11/2021

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse, associated boundary treatments and formation of vehicular access and hardstanding (Non-Material Variation to 20/00536/FULL for alterations to approved scheme)

Location: The Haven 27A Seagate Kingsbarns St Andrews Fife KY16 8SR

Applicant: Mr Richard Parr Birchbrae Millbank Park Cupar Fife KY15 5EP

Agent: Gordon Morton Pine Lodge Cupar Road Ladybank Fife KY15 7RB

Application Permitted - no conditions

78 **Application No:** 21/02534/FULL **Date Decision Issued:** 23/11/2021

Ward: East Neuk And Landward

Proposal: Installation of a replacement window to rear of property

Location: 51A High Street Elie Leven Fife KY9 1BZ

Applicant: Ms A Courtney 51A High Street Elie UK KY9 1BZ

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

Application Permitted - no conditions

79 **Application No:** 21/02535/LBC

Date Decision Issued: 23/11/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of a replacement window to rear of property

Location: 51A High Street Elie Leven Fife KY9 1BZ

Applicant: Ms A Courtney 51A High Street Elie United Kingdom KY9 1BZ

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

Application Permitted - no conditions

80 **Application No:** 21/02778/FULL **Date Decision Issued:** 24/11/2021

Ward: East Neuk And Landward

Proposal: Erection of domestic outbuilding

Location: 2 The Toft Elie Leven Fife KY9 1DT

Applicant: Mr Stephen Williams 2 The Toft Elie Leven Fife KY9 1DT

Agent: Steven Young The Arns The Arns Auchterarder Scotland PH3 1EJ

Application Permitted - no conditions

81 **Application No:** 21/02858/LBC **Date Decision Issued:** 24/11/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for erection of domestic outbuilding

Location: 2 The Toft Elie Leven Fife KY9 1DT

Applicant: Mr Steven Williams 2 The Toft Elie Leven Fife KY9 1DT

Agent: Steven Young The Arns The Arns Auchterarder Scotland PH3 1EJ

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Change of use from agricultural land to dog exercise field (including the erection of a shelter, boundary fence and gate and formation of parking provision.

Location: Street Record Kilrenny Fife

Applicant: Mr Craig Peddie Cornceres Farm House Cornceres Farm Anstruther Fife KY103JR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the dog exercise area, visibility splays of 3m x 210m to the North East and 3m x 175m to the South West shall be provided at the junction of the vehicular crossing and the A917 Classified Public Road. These visibility splays shall thereafter be 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.
2. Prior to the first use of the dog exercise area, the first 6m of the private access track behind the public road shall be surfaced on a bound material as shown on Drawing No.04A.
3. Prior to the first use of the dog exercise area, Off street parking and the provision of a suitable turning area shall be provided as shown on Drawing No.04A.
4. Prior to the first use of the dog exercise area, a suitable entry system shall be provided as shown on Drawing No.04A.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged onto the public road.
3. In the interest of road safety; to ensure that there is a maximum number of off street parking spaces provided and to ensure that vehicle can enter and exit the access in a forward gear.
4. In the interest of road safety; to ensure that only permitted entry is made to the dog exercise area.

Ward: East Neuk And Landward**Proposal:** Planning permission in principle for erection of a dwellinghouse**Location:** The Smithy Main Road Arncroach Anstruther Fife KY10 2RQ**Applicant:** KM Duncan Agricultural Engineering Ltd The Smithy Main Street Arncroach Scotland KY10 2RQ**Agent:** Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX**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, hedges and boundary treatments, 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 colour and type of materials to be used externally on walls and roofs;
 - (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);
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 first occupation of the proposed dwellinghouse, visibility splays of 2.4m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the C61 classified public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05m above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines. The boundary hedge to the North may require to be removed or cut back to allow for the visibility splay to be implemented.
4. Prior to the first occupation of the proposed dwellinghouse, the first two metre length of the access driveway to the rear of the public road shall require to be upgraded and constructed in a paved material (not concrete

slabs).

5. Prior to the first occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the first occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
7. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas 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.

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. To ensure all contamination within the site is dealt with.
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 safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
7. 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.

84 **Application No:** 21/02286/FULL **Date Decision Issued:** 04/11/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to side of dwellinghouse

Location: 17 Rosebine Gardens Coaltown Of Balgonie Glenrothes Fife KY7 6HG

Applicant: Mr Don Ewan 17 Rosebine Gardens Coaltown Of Balgonie KY7 6HG

Agent:

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton

Proposal: New 97no. unit private residential development on site of previous Tullis Russell water treatment facility which has since been demolished.

Location: Former Tullis Russell Mill Glenrothes Fife KY7 6GU

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

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. All landscaping works and open space provision shall be completed in accordance with the details as required by the terms of this planning permission commensurate with the completion of the residential properties and completed prior to the construction of the 97th house in the approved development.
3. All roads and associated works serving the proposed development as shown on document 02B shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption
4. Details of a 3m wide shared use path along the full west side of the Cadham Link Road shall be submitted for approval by the Planning Authority. Thereafter the shared use path shall be fully completed in accordance with the approved details and available for public use prior to the issue of a completion certificate for the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt completion certificate is as defined by the Building (Scotland) Act 2003.
5. Prior to occupation of the first house, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all internal road junctions, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development. For the avoidance of doubt, the provision of trees within visibility splays is acceptable.
6. Prior to occupation of the first house, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with Cadham Road in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
7. Prior to the occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
8. Prior to the occupation of each house, the off-street parking provision within the plot as shown on document 03A shall be provided in accordance with the current Fife Council Parking Standards.
9. Prior to the occupation of 201st residential unit on the wider site (inclusive of the units of this application) or by the end of year 2 of occupation (whichever comes first), the interim improvements to Markinch Roundabout agreed through the Development Phasing Strategy shall be designed and constructed to an adoptable standard in line with Drawing 109669-IMS-GA-001 (dated July 2021 and submitted to support application 21/00508/ARC), unless otherwise agreed in writing through a revised Development Phasing Strategy, to be approved by the Planning Authority in consultation with Transport Scotland as the Trunk Roads Authority. For the avoidance of doubt completion certificate is as defined by the Building (Scotland) Act 2003.
10. Prior to the occupation of 433rd residential unit on the wider site (inclusive of the units of this application), the signalisation of Markinch Roundabout shall be designed and constructed to an adoptable standard in line with Drawing 109669-13-C32-I-GA-001 Rev A (dated 28 May 2020 and submitted to support application 20/01224/ARC), unless otherwise agreed in writing through a revised Development Phasing Strategy, to be approved by the Planning Authority in consultation with Transport Scotland as the Trunk Roads Authority. For the avoidance of doubt completion certificate is as defined by the Building (Scotland) Act 2003.

11. The northern SuDs basin approved through planning reference: 20/01224/ARC shall be fully completed prior to the issue of a completion certificate for the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt completion certificate is as defined by the Building (Scotland) Act 2003.

Reason(s):

1. For the Planning Authority to consider.
2. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction
4. In the interest of road safety - to ensure the provision of adequate pedestrian/cyclist facilities.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
7. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. To ensure that the standard of junction layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.
10. To ensure that the standard of junction layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.
11. To ensure the timely delivery of key infrastructure.

86 **Application No:** 21/02178/FULL **Date Decision Issued:** 19/11/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey/replacement attached single domestic garage extension to side of dwellinghouse

Location: 11 Balbirnie Road Glenrothes Fife KY7 5EB

Applicant: Mrs Tina Graham 11 Balbirnie Road Glenrothes KY7 5EB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the extension hereby approved, there shall be provided within the curtilage of the site, 3 off street parking spaces, as shown on the approved Block Plan (existing and proposed) Rev B.

Reason(s):

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

87 **Application No:** 21/02152/FULL **Date Decision Issued:** 23/11/2021

Ward: Glenrothes Central And Thornton

Proposal: Installation of window to side of dwellinghouse

Location: 3 Charleston Drive Glenrothes Fife KY7 4UT

Applicant: Mr And Mrs Linton 3 Charleston Drive Glenrothes KY7 4UT

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of dwellinghouse, self-contained accommodation and associated garage with access and parking

Location: Woodland Lodge Formonthills Parkland Benvane Road Glenrothes Fife KY6 3HN

Applicant: Mr Philip Ritchie Unit 5 Baltimore Road Glenrothes United Kingdom KY6 2PJ

Agent: Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the following details shall be submitted for approval in writing by the Planning Authority:

-Details of proposed 8no. PV Solar Panels to be installed on the dwellinghouse

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

2. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to any work starting on site, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the private lane and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
4. 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.
5. The ancillary self-contained living accommodation, hereby approved, shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In the interests of development sustainability and good design.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
5. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

89 **Application No:** 21/01663/FULL

Date Decision Issued: 04/11/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 54 Croft Crescent Markinch Glenrothes Fife KY7 6EJ

Applicant: Miss Emma Ross 54 Croft Crescent Markinch KY7 6EJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed vehicular access, visibility splays of 2m x 25m shall be provided to the left and right at the junction of the vehicular crossing and the public road and thereafter maintained for the lifetime of the development clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first use of the proposed vehicular access, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the first use of the proposed vehicular access, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

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

90 **Application No:** 21/01906/FULL **Date Decision Issued:** 04/11/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Porch extension to front of dwellinghouse

Location: 17 Ballingall Park Glenrothes Fife KY6 3QT

Applicant: Mr Colin Priestly 17 Ballingal Park Glenrothes KY6 3QT

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy KY1 1ED

Application Permitted - no conditions

91 **Application No:** 20/03097/NMV1 **Date Decision Issued:** 17/11/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse (Non-Material Variation to 20/03097/FULL for reduction in footprint)

Location: 24 Cardean Way Glenrothes Fife KY6 3PW

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

Agent: Ross Jeffrey Gardeners Street Dunfermline KY12 0RN

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch**Proposal:** Formation of car park and associated development**Location:** Wayfarers Inn 18 - 20 Balbirnie Street Markinch Glenrothes Fife KY7 6DB**Applicant:** Glenshire Developments Ltd Glenshire House 14 Randolph Place Kirkcaldy Scotland KY1 2YX**Agent:** JON FRULLANI 140 Perth Road Dundee Unikted Kingdom DD1 4JW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE UNTIL:

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development hereby approved.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

2. BEFORE THE CAR PARK HEREBY APPROVED IS FIRST BROUGHT INTO USE, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to this planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
3. The access bellmouth from the public road shall be constructed with a minimum throat width of 5.5 metres.
4. BEFORE THE CAR PARK HEREBY APPROVED IS FIRST BROUGHT INTO USE, all works carried out on or adjacent to the public roads and footways shall have been constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. BEFORE THE CAR PARK HEREBY APPROVED IS FIRST BROUGHT INTO USE, visibility splays of 2.4m x 25m shall have been provided to the left and to the right at the junction of the vehicular crossing and the public road and shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In order to ensure the safety and stability of the proposed development.
2. In order to ensure the safety and stability of the proposed development.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction to allow for two-way traffic to move over the new junction access.
4. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

93 **Application No:** 21/02461/FULL **Date Decision Issued:** 26/11/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Landel Street Markinch Glenrothes Fife KY7 6AG

Applicant: Ms Debbie Klein 6 Landel Street Markinch KY7 6AG

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

94 **Application No:** 21/02544/FULL **Date Decision Issued:** 04/11/2021

Ward: Glenrothes West And Kinglassie

Proposal: Installation of roof cladding to 3 no industrial units

Location: Micronas Ltd Southfield Industrial Estate 2 Stirling Road Glenrothes Fife KY6 2ST

Applicant: TDK MICRONAS Micronas Ltd Southfield Industrial Estate 2 Stirling Road Glenrothes Fife KY6 2ST

Agent: Euan Grant 2 Osborne Place Magdalen Yard Road Dundee UK DD2 1BD

Application Permitted - no conditions

95 **Application No:** 20/00678/NMV1 **Date Decision Issued:** 12/11/2021

Ward: Glenrothes West And Kinglassie

Proposal: Raise roof ridge height to form pitched roof and installation of dormer extension to rear of dwellinghouse (Non-Material Variation to 20/00678/FULL for changes to external cladding on dormer extension)

Location: 7 Carnoustie Gardens Glenrothes Fife KY6 2QB

Applicant: Mr Craig McGonigle 7 Carnoustie Gardens Glenrothes KY6 2QB

Agent: Robin Manson 8 Panmure Place Kirkcaldy KY2 6JY

Application Permitted - no conditions

96 **Application No:** 21/02443/FULL **Date Decision Issued:** 24/11/2021

Ward: Glenrothes West And Kinglassie

Proposal: Two/single storey extension to side and installation of flue to rear of dwellinghouse

Location: 6 Maple Place Glenrothes Fife KY6 1HA

Applicant: Mr Paul Thomson 6 Maple Place Glenrothes KY6 1HA

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In the interest of residential amenity; to mitigate direct overlooking to the rear garden areas to the west of the site.

97 **Application No:** 20/02549/NMV2 **Date Decision Issued:** 25/11/2021

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from clinic (Class 2) and public library (Class 10) to form two dwellinghouses (Class 9) (Non-Material Variation to 20/02549/FULL for installation on 2 No. rooflights)

Location: Kinglassie Clinic 34 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Mr Phil Gordon 312 Ritchie Park Johnstone United Kingdom PA5 8JN

Agent: Michael Paul Roy 10 Bowhill View Cardenden Scotland KY5 0np

Application Refused

Ward: Howe Of Fife And Tay Coast
Proposal: Planning in permission in principle for erection of dwellinghouse and associated access
Location: Lordscairnie Castle Cairnie Cupar Fife
Applicant: Mr Neil Blackburn Lordscairnie Castle none Moonzie Cupar Scotland KY15 4NN
Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

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, hedges and boundary treatments, 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 colour and type of materials to be used externally on walls and roofs;
 - (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, natural heritage assets, ecology 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);

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.

99 **Application No:** 21/02904/FULL **Date Decision Issued:** 02/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwelling

Location: 199A High Street Newburgh Cupar Fife KY14 6DY

Applicant: Mr & Mrs Brown 199A High Street Newburgh Cupar Fife KY14 6DY

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

Application Permitted - no conditions

100Application No: 21/02905/LBC

Date Decision Issued: 02/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for erection of single storey extension to rear of dwelling

Location: 199A High Street Newburgh Cupar Fife KY14 6DY

Applicant: Mr & Mrs Brown 199A High Street Newburgh Cupar Fife KY14 6DY

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

Application Permitted - no conditions

101 **Application No:** 21/02555/FULL

Date Decision Issued: 03/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from garden ground to hutting site (1 hut) (retrospective)

Location: Land To East Of Lawside Cottage Ayton Farm Ayton Lindores Fife

Applicant: Mr D MacDonald 1 Newhouse Farm Cottage Perth Scotland PH1 1QF

Agent: Garry Dimeck Glen Blackler Glen Blackler Glenalmond nr Perth United Kingdom PH1 3SF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hut hereby approved shall only be used as a hut as defined in the Scottish Planning Policy 2014. For the avoidance of doubt, SPP describes a hut as: 'A simple building used intermittently as recreational accommodation (ie.not a principal residence); having an internal floor area of no more than 30m² ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'
2. The hut hereby approved shall only be used for purposes which are to the enjoyment of the applicant and no trade or business shall be carried out therefrom.

Reason(s):

1. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.
2. The location of the hut renders it unsuitable for commercial use.

102 **Application No:** 21/02959/ADV

Date Decision Issued: 09/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Display of two internally illuminated logo signs, one non-illuminated fascia sign, one internally illuminated projecting sign, ten non-illuminated poster signs and one internally illuminated totem sign

Location: 10 Low Road Auchtermuchty Cupar Fife KY14 7AU

Applicant: Co-op Food Delivery Programme 1 Angel Square Manchester United Kingdom M600AG

Agent: Jessica Richardson Astley Signs Redforrest House Queens Court North Gateshead Tyne and Wear NE11 0BP

Application Permitted - no conditions

103 **Application No:** 21/02965/FULL

Date Decision Issued: 09/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alteration and extensions to dwellinghouse

Location: Lower Lodge Hilton Farm Cairnie Cupar Fife KY15 4QD

Applicant: Mrs Patricia Linzee Gordon Lower Lodge Hilton Farm Cairnie Cupar Fife
KY15 4QD

Agent: Chris Andrews 41 Tarvit Drive Cupar Fife KY15 5BQ

Application Permitted - no conditions

104 **Application No:** 21/03065/FULL

Date Decision Issued: 09/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of staff accommodation

Location: Organic Farm Shop Pillars Of Hercules Falkland Cupar Fife KY15 7AD

Applicant: Mr Bruce Bennett Pillars of Hercules Organic Farm & Shop Falkland Cupar
United Kingdom KY15 7AD

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

Application Permitted - no conditions

105 **Application No:** 21/03000/LBC

Date Decision Issued: 10/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for alterations and extension to dwellinghouse

Location: Rossie House Rossie Auchtermuchty Cupar Fife KY15 7UZ

Applicant: Mr & Mrs A&C Thomson Rossie House Rossie Auchtermuchty Cupar Fife
KY15 7UZ

Agent: Jenny Phillips The Old Printworks 77a Brunswick St Edinburgh United
Kingdom EH7 5HS

Application Permitted - no conditions

106 **Application No:** 21/03099/FULL

Date Decision Issued: 10/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension, installation of pitched roof to existing dormers to front and single storey extension to rear of dwellinghouse

Location: 7 Ivy Place Dunshalt Cupar Fife KY14 7HA

Applicant: Mr Callum Ford 7 Ivy Place Dunshalt Cupar Fife KY14 7HA

Agent: Andrew Barclay 21-3 West Maitland Street Edinburgh United Kingdom EH12 5EA

Application Permitted - no conditions

107 **Application No:** 21/03140/FULL

Date Decision Issued: 19/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension to front of dwellinghouse

Location: Gateside House Main Road Gateside Cupar Fife KY14 7ST

Applicant: Mr R & Mrs N Bain Gateside House Main Street Gatside Cupar Scotland KY14 7ST

Agent: Scott Strachan The Hurst Old Perth Road Milnathort Kinross Scotland KY13 9YA

Application Permitted - no conditions

108 **Application No:** 21/03194/LBC

Date Decision Issued: 19/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal alterations to dwellinghouse

Location: Pitcairle House Pitcairle Newburgh Cupar Fife KY14 6EU

Applicant: Ms Kateryna Polyacov Pitcairle House Pitcairle Cupar Scotland KY14 6EU

Agent: Gray Macpherson Architects Tigh-na-geat House 1 Damhead Farm
Lothianburn Edinburgh Scotland EH10 7DZ

Application Permitted - no conditions

109 **Application No:** 21/03232/FULL

Date Decision Issued: 19/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extensions and erection of canopy to front of dwellinghouse

Location: Corrinzion Farm Cottage Balcanquhal Gateside Cupar Fife KY14 7SN

Applicant: Ms Lucy Denvir Corrinzion Farm Cottage Balcanquhal Gateside Cupar Fife
KY14 7SN

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

Application Permitted - no conditions

110 **Application No:** 21/03102/LBC

Date Decision Issued: 22/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Conservation repairs to historic walls, crypt and gravediggers hut

Location: Monimail Cemetery Monimail Cupar Fife KY15 7RJ

Applicant: Mr Ian Wallace Bankhead Central Bankhead Park Glenrothes Scotland KY7
6GH

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

Application Permitted - no conditions

111 **Application No:** 21/03105/FULL

Date Decision Issued: 23/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repair works to boundary wall, crypt and hut

Location: Monimail Cemetery Monimail Cupar Fife KY15 7RJ

Applicant: Fife Council Fife Council Fife House North Street Glenrothes

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

Application Permitted - no conditions

112Application No: 21/02076/FULL

Date Decision Issued: 25/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of 1 no. hut
Site Address: Fliskmiln Woods

Location: Street Record Fife

Applicant: Mr Michael Barclay 1 Boadicea Court Chatteris United Kingdom PE16 6BN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hut, hereby approved, shall only be used as a hut as defined in the Scottish Planning Policy 2014 (SPP). For the avoidance of doubt, SPP describes a hut as 'a simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'

Reason(s):

1. In order to ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.

113 **Application No:** 21/03036/FULL

Date Decision Issued: 25/11/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of porch extension to front of dwellinghouse

Location: West Cottage Newton Of Lathrisk Farm West End Freuchie Cupar Fife KY15
7JH

Applicant: Mr Keith Rennie Old Town House High Street Falkland Cupar Scotland KY15
7BU

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Two storey extension to rear of dwellinghouse, porch extension to front of dwellinghouse and installation of new window
Location: 6 Walter Lumsden Court Freuchie Cupar Fife KY15 7DZ
Applicant: Mr G MacDougall 6 Walter Lumsden Court Freuchie Cupar Fife KY15 7DZ
Agent: Craig Spence 19 Groves Place Balbirnie Green Markinch Fife KY7 6QT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE 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 PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.

2. 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. 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.

3. 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 potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.

115Application No: 21/02184/FULL

Date Decision Issued: 01/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

Location: Croftgary Sawmill Cullaloe Aberdour Burntisland Fife KY3 0RN

Applicant: Mr Kari Clouston Croftgary Sawmill Cullaloe Aberdour Burntisland Fife KY3 0RN

Agent: Samuel Moran 200 Ferry Road Edinburgh UK EH6 4NW

Application Permitted - no conditions

116 **Application No:** 21/02597/FULL

Date Decision Issued: 01/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of hardstanding area (part retrospect)

Location: 42 Hillfield Road Inverkeithing Fife KY11 1BP

Applicant: Mr Edward Spence 42 Hillfield Road Rosyth United Kingdom KY11 1BP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 3 months of planning approval being granted, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

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

117 **Application No:** 21/03454/CLP

Date Decision Issued: 08/11/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 6 Calder Place Dalgety Bay Dunfermline Fife KY11 9XA

Applicant: Mrs S Godden 6 Calder Place Dalgety Bay Dunfermline Fife KY11 9XA

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

Application Permitted - no conditions

118 **Application No:** 21/01931/FULL

Date Decision Issued: 10/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey side extension and erection of raised decking area to front

Location: 6 Fordell Bank Dalgety Bay Dunfermline Fife KY11 9NP

Applicant: Mr Richard Hamilton 6 Fordell Bank Dalgety Bay Scotland KY11 9NP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, a 1.8m high privacy screen shall be sited along the entirety of the western shared curtilage boundary to the rear of the of the property for the lifetime of this development unless otherwise agreed by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to ensure the continued enjoyment of neighbouring amenity spaces.

119 **Application No:** 21/02532/FULL

Date Decision Issued: 10/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement doors and Juliet balcony

Location: 5A Ferry Lane North Queensferry Inverkeithing Fife KY11 1PD

Applicant: Mr Graham Lawson 5A Ferry Lane North Queensferry Inverkeithing Fife KY11 1PD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

120 **Application No:** 21/02856/FULL

Date Decision Issued: 11/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Two storey extension to side of dwellinghouse

Location: 34 Barns Park Dalgety Bay Dunfermline Fife KY11 9XX

Applicant: Ms Joan Simpkins 34 Barns Park Dalgety Bay Dunfermline Fife KY11 9XX

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

121 **Application No:** 21/03112/FULL

Date Decision Issued: 16/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of domestic outbuilding

Location: 16 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

Applicant: Mr Brett Smith 16 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outbuilding hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse.

Reason(s):

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

122Application No: 21/00244/ADV

Date Decision Issued: 22/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of a freestanding interpretation board

Location: Donibristle Chapel River View Dalgety Bay Fife

Applicant: Mr Alan Brown Glasshouse 32 Lumsdaine Drive Dunfermline United Kingdom
KY11 9YU

Agent:

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of care home (Class 8) and associated parking and landscaping works
Location: 1 Harbour Way Dalgety Bay Dunfermline Fife KY11 9HH
Applicant: Morrison Community Care (Dalgety Bay) Propco Limited Cambuslang Investment Park 1 Cambuslang Road Clydesmill Industrial Estate Glasgow Scotland G32 8NB
Agent: Matt Heaney 89 Minerva Street Glasgow Scotland G3 8LE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. PRIOR TO THE OCCUPATION OF THE CARE HOME, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level at the junction of the site access with Harbour Way, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE CARE HOME, the 23 off-street car parking spaces; 1 drop-off point; and 10 cycle parking spaces shown on the proposed site plan (Drawing no. 4839-HML-ZZ-00-DR-A-10005 Rev. P06) shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
4. PRIOR TO ANY WORKS COMMENCING ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, the extent and profile of any areas of earthmounding, and the phasing of these works, shall be submitted for approval in writing by the Planning Authority.
5. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the south east boundary of the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
6. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit a biodiversity enhancement plan showing those measures to be incorporated into the development to enhance the habitat potential of the development, for the written approval of the planning authority. These biodiversity enhancement measures should include integrated bat roosting bricks and/ or bird nesting bricks within suitable buildings. Thereafter, the development shall come forward in accord with the approved plan, unless otherwise agreed in writing with the planning authority.
7. 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.
8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the

developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

- 9.
10. 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 nearby residents are not disturbed by noise from these premises.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interests of visual amenity and biodiversity.
5. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
6. In the interest of biodiversity enhancement; to ensure the development incorporates all reasonable measures to enhance the habitat potential of the site.
7. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
8. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.

124 **Application No:** 21/01027/FULL

Date Decision Issued: 26/11/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of dwellinghouse with associated garage (Class 9)

Location: Farm Bungalow Easter Bucklyvie Crossgates Cowdenbeath Fife KY4 8ES

Applicant: Mr & Mrs J Barr Easter Bucklyvie Garm Crossgates Crossgates Scotland KY4 8ES

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The renewable energy technology hereby approved shall be a low and/or zero carbon generating technology.

Reason(s):

1. To ensure compliance with Policy 1: Development Principles and Policy 11: Low Carbon Fife of the adopted FIFEplan Fife Local Development Plan (2017) and with Fife Council's Low Carbon Fife Supplementary Guidance (2019).

Ward: Kirkcaldy Central
Proposal: Removal and redesign of the North West elevation walls, rebuilding external walls on the South West and South East elevations, removal of chimneys, installation of roofing and installation of air source heat pumps
Location: Forth Park Hospital Bennoch Road Kirkcaldy Fife
Applicant: Mr Norman Gibb 17 Eastfield Business Park Newark Road South Glenrothes UK KY7 4NS
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY WORKS COMMENCING ON SITE, a method statement for the dountaking and rebuilding works, including stone numbering with photographs and details of where and how the demolished stone is to be stored, shall be submitted for the written approval of the Planning Authority. Details of how old masonry walls would be finished following demolition and how they would be supported until new walls are constructed (including the protection of wallheads and joints from further water ingress where relevant) should also be included.

FOR THE AVOIDANCE OF DOUBT, stone from the parts building to be demolished should be reclaimed and re-used during the construction of the proposed replacement walls where possible. All additional materials required to rebuild the wall shall consist of natural stone of a colour and coursing to match the existing stonework. Making good should include raking out and repair of the traditional masonry including lime mortar.

2. All work to traditional elevations to match existing authentic features in design, details and construction methods, unless otherwise agreed in writing by this planning authority. A sample panel should be completed and submitted to this planning authority before development progresses.
3. Prior to the commencement of development, details of any refurbishment and repair of the cast iron decorative ridge shall be submitted to, for written approval of Fife Council.
4. Prior to the commencement of development, details of the leadwork including codes and lapping shall be submitted to, for written approval of Fife Council. All leadwork should be undertaken in accordance with the Lead Sheet Association Guidelines.
5. Prior to the commencement of development, details of any repairs to the chimneys on the listed buildings shall be submitted to, for written approval of Fife Council.

Reason(s):

1. To safeguard the integrity of the Category B listed building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the building.
4. To safeguard the integrity of the Category B listed building.
5. To safeguard the integrity of the Category B listed building.

Ward: Kirkcaldy Central
Proposal: Listed building consent for removal and redesign of the North West elevation walls, rebuilding external walls on the South West and South East elevations, removal of chimneys and installation of roofing
Location: Forth Park Hospital Bennoch Road Kirkcaldy Fife
Applicant: Mr Norman Gibb 17 Eastfield Business Park Newark Road South Glenrothes UK KY7 4NS
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY WORKS COMMENCING ON SITE, a method statement for the dountaking and rebuilding works, including stone numbering with photographs and details of where and how the demolished stone is to be stored, shall be submitted for the written approval of the Planning Authority. Details of how old masonry walls would be finished following demolition and how they would be supported until new walls are constructed (including the protection of wallheads and joints from further water ingress where relevant) should also be included.

FOR THE AVOIDANCE OF DOUBT, stone from the parts building to be demolished should be reclaimed and re-used during the construction of the proposed replacement walls where possible. All additional materials required to rebuild the wall shall consist of natural stone of a colour and coursing to match the existing stonework. Making good should include raking out and repair of the traditional masonry including lime mortar.
2. All work to traditional elevations to match existing authentic features in design, details and construction methods, unless otherwise agreed in writing by this planning authority. A sample panel should be completed and submitted to this planning authority before development progresses.
3. Prior to the commencement of development, details of any refurbishment and repair of the cast iron decorative ridge shall be submitted to, for written approval of Fife Council.
4. Prior to the commencement of development, details of the leadwork including codes and lapping shall be submitted to, for written approval of Fife Council. All leadwork should be undertaken in accordance with the Lead Sheet Association Guidelines.
5. Prior to the commencement of development, details of any repairs to the chimneys on the listed buildings shall be submitted to, for written approval of Fife Council.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the building.
3. To safeguard the integrity of the Category B listed building.
4. To safeguard the integrity of the Category B listed building.
5. To safeguard the integrity of the Category B listed building.

127 **Application No:** 21/02322/FULL

Date Decision Issued: 15/11/2021

Ward: Kirkcaldy Central

Proposal: Installation of air conditioning units, cooling condenser's and refrigeration plant to retail unit

Location: Iceland Foods Limited Esplanade Kirkcaldy Fife KY1 1RF

Applicant: Iceland Foods Ltd Second Avenue Deeside Industrial Park Deeside UK CH5 2NW

Agent: Ray Robinson Studio 2 1st Floor The Ffwrwm High Street Caerleon Newport South Wales NP18 1AG

Application Permitted - no conditions

128 **Application No:** 21/03226/FULL

Date Decision Issued: 25/11/2021

Ward: Kirkcaldy Central

Proposal: Erection of domestic single garage

Location: 19 Forth Park Crescent Kirkcaldy Fife KY2 5AB

Applicant: Mr E Scott 19 Forth Park Crescent Kirkcaldy Fife KY2 5AB

Agent: BBD Architectural Services Viewforth 1b School Road Longridge BATHGATE
Scotland EH47 8AG

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Listed Building Consent for internal and external alterations to office building (Class 4) including demolition of existing buildings, extension to rear, installation of doors, windows, rooflights, steel ramp and balustrades and formation of a landscaped stone fronted terraced and hardstanding area along with the formation of an access ramp and stone wall to provide access from the street

Location: Robert Hutchinson Ltd East Bridge Mills The Path Kirkcaldy Fife KY1 2SR

Applicant: Mr Rob Munro Hutchison's Mill East Bridge Kirkcaldy Scotland KY1 2SR

Agent: Paul Harkin Fletcher Joseph Associates 5 Millar Place Edinburgh Scotland EH10 5HJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE; details (including samples) of the specification and colour of all proposed external finishes (including boundary walls, fences and hardstanding) shall be submitted to and approved in writing by Fife Council as Planning Authority. These details shall also include scaled window elevations, sections and astragal details for the proposed basement windows (shown as W-001 and W-002 on Plan Reference 31A). The development shall, thereafter, be carried out in accordance with these approved details.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of this Category B Listed Building.

Ward: Kirkcaldy East

Proposal: External alterations to office building (Class 4) including extension to rear, installation of doors, windows, rooflights, steel ramp and balustrades and formation of a landscaped stone fronted terraced and hardstanding area along with the formation of an access ramp and stone wall to provide access from the street (demolition of existing rear extensions)

Location: Robert Hutchinson Ltd East Bridge Mills The Path Kirkcaldy Fife KY1 2SR

Applicant: Mr Rob Munro Hutchison's Mill East Bridge Kirkcaldy Scotland KY1 2SR

Agent: Paul Harkin Fletcher Joseph Associates 5 Millar Place Edinburgh Scotland EH10 5HJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE; details (including samples) of the specification and colour of all proposed external finishes (including boundary walls, fences and hardstanding) shall be submitted to and approved in writing by Fife Council as Planning Authority. These details shall also include scaled window elevations, sections and astragal details for the proposed basement windows (shown as W-001 and W-002 on Plan Reference 31A). The development shall, thereafter, be carried out in accordance with these approved details.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of this Category B Listed Building.
2. To ensure all contamination within the site is dealt with.

131 **Application No:** 21/03300/FULL

Date Decision Issued: 25/11/2021

Ward: Kirkcaldy East

Proposal: Single storey side and rear extension

Location: 16 Marywell Kirkcaldy Fife KY1 2RJ

Applicant: Mrs Helenor Gilmour 16 Marywell Kirkcaldy Fife KY1 2RJ

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

Application Permitted - no conditions

132Application No: 21/02425/FULL

Date Decision Issued: 02/11/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 41 Harris Drive Kirkcaldy Fife KY2 6RY

Applicant: Mr Colin Hamilton 41 Harris Drive Kirkcaldy Fife KY2 6RY

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

Application Permitted - no conditions

133 **Application No:** 21/02736/FULL

Date Decision Issued: 10/11/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 77 Chapelhill Kirkcaldy Fife KY2 6PZ

Applicant: Mr Sidra Naeem 77 Chapelhill Kirkcaldy Scotland KY2 6PZ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

134 **Application No:** 21/02726/FULL

Date Decision Issued: 17/11/2021

Ward: Kirkcaldy North

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

Location: 10 Braids Road Kirkcaldy Fife KY2 6JE

Applicant: Mr & Mrs Wayne & Courtney Maxwell 10 Braids Road Kirkcaldy UK KY2 6JE

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

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 thereafter maintained and kept available as such for the lifetime of the development.

Reason(s):

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

135 **Application No:** 21/02803/FULL

Date Decision Issued: 05/11/2021

Ward: Leven, Kennoway And Largo

Proposal: Formation of patio doors

Location: Easter Lalathan Baintown Leven Fife KY8 5SJ

Applicant: Mr Andrew McKeever Easter Lalathan Baintown Leven Scotland KY8 5SJ

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

Application Permitted - no conditions

136Application No: 21/02529/FULL

Date Decision Issued: 09/11/2021

Ward: Leven, Kennoway And Largo

Proposal: Change of use from ground floor retail unit (Class 1) to flatted dwellinghouse (Sui Generis) including the installation of replacement windows and doors

Location: Old Bank The Cross Kennoway Road Windygates Leven Fife KY8 5DD

Applicant: Mr James Givens Old Bank The Cross Windygates Scotland KY8 5DD

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

Application Permitted - no conditions

137 **Application No:** 21/03453/CLP

Date Decision Issued: 12/11/2021

Ward: Leven, Kennoway And Largo

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

Location: 35 Wellshot Road Kennoway Leven Fife KY8 5EG

Applicant: Mr Alan Porteous 35 Wellshot Road Kennoway Leven Fife KY8 5EG

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

Application Permitted - no conditions

138 **Application No:** 21/02212/FULL

Date Decision Issued: 17/11/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extension to dwellinghouse

Location: 14 Scoonie Crescent Leven Fife KY8 4SW

Applicant: Ms Morag Coleman 14 Scoonie Crescent Leven Scotland KY8 4SW

Agent:

Application Withdrawn

139 **Application No:** 21/00038/NMV2

Date Decision Issued: 26/11/2021

Ward: Leven, Kennoway And Largo

Proposal: Change of use from part of public car park to siting of 1no. hot food takeaway trailer and associated storage container (Non Material Variation for larger container (from 10ft x 8ft to 20ft x 8ft to 21/00038/FULL))

Location: Car Park South Of Pavilion Parkdale Avenue Leven Fife

Applicant: Mr Marc Wheelen 9 Rimsdale Crescent Glenrothes Scotland KY7 6FZ

Agent:

Application Refused

140 **Application No:** 21/01049/FULL

Date Decision Issued: 04/11/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Formation of canopy extension at mezzanine level

Location: Unit 10 And 12 Lochgelly Industrial Park Lochgelly Fife KY5 9HQ

Applicant: Mr Carl Johnson 90 Elisabeth Way Fairfield Texas USA 75304

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

Application Permitted - no conditions

141 **Application No:** 21/02085/FULL

Date Decision Issued: 04/11/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of replacement detached single domestic garage to rear/side of dwellinghouse

Location: 53 Montrose Crescent Lochore Lochgelly Fife KY5 8EA

Applicant: Mr Carlos Webster 53 Montrose Crescent Lochore KY5 8EA

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted - no conditions

142Application No: 21/02082/FULL

Date Decision Issued: 12/11/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Two bay window extensions to front, and dormer extension and replacement single storey extension with roof terrace above to rear of dwellinghouse

Location: Orebank Cottage Main Road Glenraig Lochgelly Fife KY5 8AL

Applicant: Mr Billy Bonnar Orebank Cottage Main Road Glenraig KY5 8AL

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved 1.8m high screen wall to the north-west-facing side elevation of the terrace shall be installed prior to the terrace coming into use, and retained as such 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 mitigate direct overlooking to the immediate neighbouring rear garden area to the west of the site.

143 **Application No:** 11/00828/NMV2

Date Decision Issued: 26/11/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of warehouse for the processing and storage of wood and formation of hardstanding area (Site near Bowhill)(Non-Material Variation to 11/00828/FULL for storage of alternative fuel)

Location: RWE Innogy UK Ltd Bowhill Restoration Recycling Project Auchterderran Cardenden Fife

Applicant: Mr Colin Ketchen Trigonos Windmill Hill Business Park Whitehill Way Swindon SN5 6PB

Agent: Helen Burley Windmill Hill Business Park Whitehill Way Swindon SN5 6PB

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of vehicle workshop (Class 5)
Location: Central Garage Whyte Street Lochgelly Fife KY5 9DA
Applicant: Mr Wayne Wilson Navity Farm Cottage Navity Farm Ballingry Fife KY5 8LR
Agent: Robin Manson 8 Panmure Place Kirkcaldy Fife KY2 6JY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No development shall commence until:
 - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to this planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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 potential risk arising from any previous coal mining activity has been investigated and any requirement for remedial actions is suitably addressed.
2. To ensure all contamination within the site is dealt with.

145 **Application No:** 21/01625/FULL

Date Decision Issued: 04/11/2021

Ward: Rosyth

Proposal: Erection of replacement detached domestic garage/store to rear of dwellinghouse

Location: West End Cottage Pattiesmuir Rosyth Fife KY11 3ES

Applicant: Mr Stephen Ellis West End Cottage Pattiesmuir KY11 3ES

Agent: Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park
Roslin Midlothian EH25 9RE

Application Permitted - no conditions

Ward: Rosyth
Proposal: Replacement single storey extension to rear and erection of replacement fence to side/rear of dwellinghouse
Location: 6 West Harbour Road Charlestown Dunfermline Fife KY11 3ET
Applicant: Mr Andrew Nisbet 6 West Harbour Road Charlestown KY11 3ET
Agent: Alisdair Wight 22 Stoneyflatts Crescent South Queensferry EH30 9XX

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: Rosyth
Proposal: Formation of vehicular access and hardstanding area, and installation of driveway gates to side of flat
Location: 14 Brankholm Crescent Rosyth Dunfermline Fife KY11 2TF
Applicant: Mrs Malgorzata Kot 14 Brankholm Crescent Rosyth KY11 2TF
Agent: Tony Kartec 46 (1F4) Albion Road Edinburgh EH7 5QU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. Due to the presence of the Scottish Power utility chamber additional works may be necessary.
2. Prior to the driveway coming into use, it shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs) and the layout shall be as per Drawing Title Plans and Elevations (13/05/21). Any gates shall be manufactured to ensure that they open inwards away from the extents of the public footway.

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.

148 **Application No:** 21/01830/FULL

Date Decision Issued: 19/11/2021

Ward: Rosyth

Proposal: Formation of raised platform and steps to rear of dwellinghouse

Location: 5 James Miller Road Rosyth Dunfermline Fife KY11 2HQ

Applicant: Mr William Hunter 5 James Miller Road Rosyth KY11 2HQ

Agent:

Application Permitted - no conditions

149 **Application No:** 21/02078/FULL

Date Decision Issued: 19/11/2021

Ward: Rosyth

Proposal: Retrospective application for formation of replacement extended raised decking and enclosure to rear of dwellinghouse

Location: 80 Burnside Crescent Rosyth Dunfermline Fife KY11 2NT

Applicant: Mr Andrew Ebdy 80 Burnside Crescent Rosyth KY11 2NT

Agent:

Application Permitted - no conditions

150 **Application No:** 21/02209/FULL

Date Decision Issued: 19/11/2021

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Hilton Road Rosyth Dunfermline Fife KY11 2BA

Applicant: Ms Aileen Broderick 8 Hilton Road Rosyth KY11 2BA

Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted - no conditions

151 **Application No:** 21/02313/FULL

Date Decision Issued: 25/11/2021

Ward: Rosyth

Proposal: Erection of replacement triple domestic garage to side of dwellinghouse

Location: 1 Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

Applicant: Mr Roger Hart 1 Halketts Hall Limekilns KY11 3HJ

Agent:

Application Permitted - no conditions

152Application No: 21/02420/FULL

Date Decision Issued: 25/11/2021

Ward: Rosyth

Proposal: Installation of replacement windows and door to front and side of dwellinghouse

Location: 2 Promenade Limekilns Dunfermline Fife KY11 3HH

Applicant: Mr And Mrs R Bell 2 Promenade Limekilns KY11 3HH

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

Application Permitted - no conditions

153 **Application No:** 21/02171/FULL

Date Decision Issued: 01/11/2021

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse

Location: 1 West Acres St Andrews Fife KY16 9UD

Applicant: Mr John Austin 1 West Acres St Andrews Fife KY16 9UD

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Display of various signage
Location: 17 Church Street St Andrews Fife KY16 9NW
Applicant: TSB Henry Duncan House 120 George Street Henry Duncan House Edinburgh Scotland EH2 4LH
Agent: Laura Carniel 34 York Way London UK N1 9AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the logo on the hanging sign shall comprise of a self- applied adhesive vinyl only and shall not include the Perspex panel.
2. FOR THE AVOIDANCE OF DOUBT, all new wall fixings shall use existing holes in the stonework wherever possible.
3. BEFORE THE REPLACEMENT ADDRESS PANEL is installed full specification details of this sign including material finish and size shall be submitted for prior approval in writing by this 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.

4. FOR THE AVOIDANCE OF DOUBT; the projecting sign is to be erected so that it is not positioned nearer than 450 mm from the carriageway edge and that a clearance height of not less than 2.25 metres is maintained above footway level.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed sign does not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area , within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed sign does not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area , within which the site is located.
3. In the interests of minimising further damage to the stonework of this Category B Listed Building.
4. In the interests of road safety; to ensure that adequate position and location of signs alongside and above footways is maintained to ensure safe pedestrian and vehicular movement.

155 **Application No:** 21/02018/FULL

Date Decision Issued: 04/11/2021

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse

Location: 51 Ruthven Place St Andrews Fife KY16 8SJ

Applicant: Dr Agnes Tello 51 Ruthven Place St Andrews Scotland KY16 8SJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE OF SITE, specification details of the external finishes for the rear extension, including colour, shall be submitted for prior approval in writing by this Planning Authority.

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

Reason(s):

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

Ward: St. Andrews

Proposal: Erection of a domestic outbuilding, a retaining wall, paving, deck and a boundary fence.

Location: 22 Greenside Place St Andrews Fife KY16 9TH

Applicant: Dr Gilly Thomson 22 Greenside Place St Andrews Fife KY16 9TH

Agent: Alasdair Baird Unit17 Flemington Road Queensway Glenrothes United Kingdom KY7 5QF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, full specification details, including colour, of the following shall be submitted for prior approval in writing by the Planning Authority:
 - Garden retaining wall
 - Boundary fence
 - Steps, paving and decking

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

Reason(s):

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

157 **Application No:** 21/02459/FULL

Date Decision Issued: 04/11/2021

Ward: St. Andrews

Proposal: External alterations to dwellinghouse

Location: 3 Mavis Haugh St Andrews Fife KY16 9LT

Applicant: Ms Erika Musselwhite 3 Mavis Haugh St Andrews Scotland KY16 9LT

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

Application Permitted - no conditions

158 **Application No:** 21/02808/ADV

Date Decision Issued: 04/11/2021

Ward: St. Andrews

Proposal: Advertisement Consent for 1no. wall mounted parking restrictions sign

Location: Kennedy Hall The Scores St Andrews Fife

Applicant: Mr Stewart King Walter Bower House Eden Campus Guardbridge St Andrews
Scotland KY16 0US

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

Application Permitted - no conditions

159 **Application No:** 21/02385/FULL

Date Decision Issued: 05/11/2021

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 29B South Street St Andrews Fife KY16 9QR

Applicant: Ms Janis Merry 29B South Street St Andrews Fife KY16 9QR

Agent: Steven White 3A Carmel Avenue Kirkliston Edinburgh EH29 9DA

Application Permitted - no conditions

160 **Application No:** 21/02810/FULL

Date Decision Issued: 08/11/2021

Ward: St. Andrews

Proposal: Installation of 1no. wall mounted parking restrictions sign

Location: Kennedy Hall The Scores St Andrews Fife

Applicant: Mr Stewart King Walter Bower House Main Street Guardbridge St Andrews
United Kingdom KY16 0US

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

Application Permitted - no conditions

161 **Application No:** 21/02400/FULL

Date Decision Issued: 10/11/2021

Ward: St. Andrews

Proposal: Installation of replacement windows and alterations to existing ridge

Location: Rockview 15 The Scores St Andrews Fife KY16 9AR

Applicant: Mr George David Northcliffe 11 The Scores St Andrews Scotland, UK KY16 9AR

Agent: Claire Souliman The Old Printworks 77a Brunswick Street Edinburgh United Kingdom EH7 5HS

Application Permitted - no conditions

162 **Application No:** 21/02498/FULL

Date Decision Issued: 10/11/2021

Ward: St. Andrews

Proposal: Two storey extension to rear of dwellinghouse

Location: 16 Forbes Place St Andrews Fife KY16 9UJ

Applicant: Mr G. Donaldson 16 Forbes Place St Andrews Fife KY16 9UJ

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. FOR THE AVOIDANCE OF DOUBT, no additional first floor window openings or window alterations shall be carried out on the south-east 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 safeguarding the residential amenity of the neighbouring property.

163 **Application No:** 21/02200/NMV1

Date Decision Issued: 12/11/2021

Ward: St. Andrews

Proposal: Erection of external non-illuminated freestanding lectern style interpretation board (Non Material Variation to increase size of display board and additional support post to 21/02200/FULL)

Location: Sir Harold Mitchell And Dyresbrae Greenside Place St Andrews Fife KY16 9TH

Applicant: Ms Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife Scotland KY16 0US

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

Application Permitted - no conditions

164 **Application No:** 21/03107/FULL

Date Decision Issued: 12/11/2021

Ward: St. Andrews

Proposal: Formation of raised decking

Location: Old Course Hotel Old Station Road St Andrews Fife KY16 9SP

Applicant: Old Course Limited Old Course Hotel Old Station Road St Andrews United Kingdom KY16 9SP

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

Application Permitted - no conditions

165 **Application No:** 20/03214/NMV1

Date Decision Issued: 12/11/2021

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse (Non Material Variation to vary garage width to 20/03214/FULL)

Location: 62D Main Street Strathkinness St Andrews Fife KY16 9SA

Applicant: Mr Douglas Gilbert Mansdale House 35 Main Street Strathkinness Scotland KY16 9RY

Agent: Amy McEwan The Loft The Tattie Kirk Cow Wynd Falkirk Scotland FK1 1PU

Application Permitted - no conditions

166 **Application No:** 21/03481/CLP

Date Decision Issued: 12/11/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for conversion of window to double doors and extension to existing raised platform

Location: 9 Cant Crescent St Andrews Fife KY16 8NF

Applicant: Mr Mark Nelson 9 Cant Crescent St Andrews Scotland KY16 8NF

Agent: Ged Young Unit 5 City Quay Camperdown Street Dundee Scotland DD1 3JA

Application Permitted - no conditions

167 **Application No:** 21/00364/NMV1

Date Decision Issued: 15/11/2021

Ward: St. Andrews

Proposal: Application for Approval of Matters Specified by Condition of 18/00280/EIA for Link Road (Section 2(a)) and secondary roads, including associated footpaths, green network infrastructure and landscaping associated with St Andrews SDA (Non Material Variation to amend 21/00364/ARC)

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

Applicant: St Andrews West LLP New Technology Centre North Haugh St Andrews United Kingdom KY16 9SR

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

Application Permitted - no conditions

168 **Application No:** 21/02636/FULL

Date Decision Issued: 15/11/2021

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse

Location: 7 Hay Fleming Avenue St Andrews Fife KY16 8YH

Applicant: Ms H Carrick 7 Hay Fleming Avenue St Andrews Fife KY16 8YH

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

Application Permitted - no conditions

169 **Application No:** 21/02861/FULL

Date Decision Issued: 15/11/2021

Ward: St. Andrews

Proposal: Change of use from shop (Class 1) to 2 residential flats (Sui Generis)

Location: 79 - 81 Bridge Street St Andrews Fife KY16 8AA

Applicant: Mr Giovanni Valente 79 Bridge St Andrews Scotland KY16 8AA

Agent: Fraser Pitkeathly 20 Grange Road Monifieth Dundee Scotland DD5 4LR

Application Permitted - no conditions

170 **Application No:** 21/01224/FULL

Date Decision Issued: 17/11/2021

Ward: St. Andrews

Proposal: Increase height of boundary wall (retrospective)

Location: 38 Learmonth Place St Andrews Fife KY16 8XF

Applicant: Mr Kim Wah Chan 38 Learmonth Place St. Andrews Scotland KY16 8XF

Agent:

Application Permitted - no conditions

171 **Application No:** 21/02664/FULL

Date Decision Issued: 17/11/2021

Ward: St. Andrews

Proposal: Alterations and installation of dormer extensions to front and rear of dwellinghouse

Location: Balone Farm Cottage Craigtoun St Andrews Fife KY16 8NS

Applicant: Mr Jeremy Scott Tomlinson Balone Farm Cottage Craigtoun St Andrews Fife KY16 8NS

Agent: Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans Fife KY102BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the metal flashings to the dormers roof edges shall be coloured anthracite grey unless otherwise agreed in writing by this Planning Authority PRIOR to works commencing on site.

Reason(s):

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

172Application No: 21/02805/ADV

Date Decision Issued: 18/11/2021

Ward: St. Andrews

Proposal: Display of wall mounted parking restriction sign

Location: Castle House The Scores St Andrews Fife KY16 9AR

Applicant: Mr Stewart King Walter Bower House Eden Campus Guardbridge St Andrews
Scotland KY16 0US

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Consent is granted for a period of ten years from the date of consent.

Reason(s):

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

173 **Application No:** 21/02807/FULL

Date Decision Issued: 17/11/2021

Ward: St. Andrews

Proposal: Wall mounted parking restrictions sign

Location: Castle House The Scores St Andrews Fife KY16 9AR

Applicant: Mr Stewart King Walter Bower House Main Street Guardbridge St Andrews
United Kingdom KY16 0US

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

Application Permitted - no conditions

174 **Application No:** 21/02278/FULL

Date Decision Issued: 19/11/2021

Ward: St. Andrews

Proposal: Two storey extension to side of dwellinghouse and erection of outbuilding

Location: 10 Alex Paterson Lane St Andrews Fife KY16 8YP

Applicant: Ms Dee McDougall-Bagnall 10 Alex Patterson Lane St Andrews Fife KY16 8YP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE FIRST USE OF THE ROOMS WITHIN THE TWO STOREY EXTENSION, one additional parking space shall be provided as shown and dimensioned on approved drawing 02A in accordance with the current Fife Council Transportation Development Guidelines and thereafter be maintained and kept available as such. FOR THE AVOIDANCE OF DOUBT, the full off street parking compliment of 3 No. parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off street parking.
2. The existing 1.8 m high south-west front boundary fence as identified on approved drawing 02A shall be extended north-westwards from the front building line of the existing dwellinghouse to screen the back wall of the bike store when installed. Thereafter this fence screen shall be permanently maintained for the lifetime of the bike store.

Reason(s):

1. In the interest of road safety; to ensure that adequate off street parking exists to accommodate the proposal.
2. In the interests of visual amenity, to ensure that the development does not detract from the appearance of the locality.

175 **Application No:** 21/03242/FULL

Date Decision Issued: 19/11/2021

Ward: St. Andrews

Proposal: Change of use from flatted dwelling (Sui generis) to HMO (3 persons).

Location: 105 Bridge Street St Andrews Fife KY16 8AA

Applicant: Mr & Mrs Allen & Alison Turnbull 105 Bridge Street St Andrews UK KY16 8AA

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

Application Permitted - no conditions

176 **Application No:** 21/02876/FULL

Date Decision Issued: 23/11/2021

Ward: St. Andrews

Proposal: External alteration to privacy screen to allow for height increase to 1.88m

Location: 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Old Course Limited Old Course Hotel Old Station Road St Andrews United Kingdom KY16 9SP

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

Application Permitted - no conditions

177 **Application No:** 21/02887/ADV

Date Decision Issued: 23/11/2021

Ward: St. Andrews

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

Location: 9 Bell Street St Andrews Fife KY16 9UR

Applicant: Boots Opticians D90 Thane Road Nottingham United Kingdom NG90 1BS

Agent: Francesca Wheel Sapphire Signs Ltd Bontoft Avenue Hull United Kingdom HU5 4HF

Application Permitted - no conditions

178 **Application No:** 21/02915/ADV

Date Decision Issued: 23/11/2021

Ward: St. Andrews

Proposal: Display of one non-illuminated fascia sign

Location: 2A Bell Street St Andrews Fife KY16 9UX

Applicant: Mrs Bethany McKay 2A Bell Street St Andrews Fife KY16 9UX

Agent:

Application Permitted - no conditions

179 **Application No:** 21/02977/LBC

Date Decision Issued: 23/11/2021

Ward: St. Andrews

Proposal: Listed building consent for erection of fence

Location: 24 South Street St Andrews Fife KY16 9QU

Applicant: Mr Jeffrey Kelter 24 South Street St Andrews Fife KY16 9QU

Agent: Linda Duff - Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE TRELLIS FENCE IS INSTALLED, details on its colour finish shall be submitted for prior approval in writing by this Planning Authority. For the avoidance of doubt, the colour finish shall be a soft natural shade to minimise visual impact.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.

180 **Application No:** 21/02845/FULL

Date Decision Issued: 24/11/2021

Ward: St. Andrews

Proposal: First floor extension to side of dwellinghouse

Location: The Paddock 35A Sunnyside Strathkinness St Andrews Fife KY16 9XP

Applicant: Mr Bryan Taylor The Paddock Sunnyside Strathkinness Scotland KY16 9XP

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

181 **Application No:** 21/02867/FULL

Date Decision Issued: 24/11/2021

Ward: St. Andrews

Proposal: Installation of new doors

Location: 26 Andrew Lang Crescent St Andrews Fife KY16 8YL

Applicant: Mrs Alison Blair 26 Andrew Lang Crescent St Andrews Fife KY16 8YL

Agent:

Application Permitted - no conditions

182 **Application No:** 21/02875/LBC

Date Decision Issued: 24/11/2021

Ward: St. Andrews

Proposal: Listed building consent for external alteration to privacy screen to allow for height increase to 1.88m

Location: 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Old Course Limited Old Course Hotel Old Station Road St Andrews United Kingdom KY16 9SP

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

Application Permitted - no conditions

183 **Application No:** 21/03313/FULL

Date Decision Issued: 24/11/2021

Ward: St. Andrews

Proposal: Dormer extension to side and rear of dwellinghouse

Location: 15 Newmill Gardens St Andrews Fife KY16 8RY

Applicant: Mr & Mrs I Gregg 15 Newmill Gardens St Andrews Scotland KY16 8RY

Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted - no conditions

184 **Application No:** 21/02752/FULL

Date Decision Issued: 25/11/2021

Ward: St. Andrews

Proposal: Installation of dormer extension, windows and rooflights

Location: 9 Sandyhill Road St Andrews Fife KY16 8EG

Applicant: Mr Giles Manchester 9 Sandyhill Road St Andrews Scotland KY16 8EG

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Installation of sports floodlighting system

Location: Canniepart Football Ground Shanwell Road Tayport Fife

Applicant: David Baikie 26 Gret Street Tayport Fife DD6 9HW

Agent: Douglas Cree 1B Ainslie Street West Pitkerro Industrial Estate Dundee DD5 3RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The floodlighting should be built in accordance with the approved drawings. Should any issues arise which would require any changes to that approved, the amendments would require written, prior approval from Fife Council as Planning Authority.
2. Floodlights to be aligned so as not to adversely affect road traffic or neighbouring properties.
3. The floodlighting shall not be used except between 8am and 10pm Monday to Friday and between 10am and 9pm Saturday and Sunday.
4. Each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical.
5. The average illuminance value on the playing field shall not exceed 300 lux measured in the horizontal plane.
6. Light levels at the boundary fence shall not exceed 50 lux.

Reason(s):

1. In the interests of local amenity, to ensure that appropriate floodlighting is installed.
2. In the interests of local amenity; and in order to retain proper control over the use of the recreational facility.
3. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
4. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
5. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
6. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.

Ward: Tay Bridgehead
Proposal: Alterations and extension to dwellinghouse and erection of fence
Location: Flass Cottage Ericht Road Wormit Newport On Tay Fife DD6 8PT
Applicant: Mr C Hunt Flass Cottage Ericht Road Wormit Newport on Tay Scotland DD6 8PT
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full material specifications, including colour, of the roof tiles, rooflights, zinc and timber cladding and windows shall be submitted for prior approval in writing by the Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT existing Core Path R138 shall be kept open and free of obstructions at all times until the new alignment of Core Path R138 is complete, is open to the public, and is free of obstructions.
3. BEFORE ANY WORKS COMMENCE ON THE CONSTRUCTION OF THE CORE PATH, full details and material specifications of its construction shall be submitted to the Planning Authority for PRIOR approval in writing. FOR THE AVOIDANCE OF DOUBT, the re-aligned Core Path shall have a minimum width of 2.0 metres along its entire length and its construction surface shall be suitable for multi-users.

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

4. BEFORE ANY WORKS COMMENCE ON THE CONSTRUCTION OF THE CORE PATH a maintenance schedule for the path shall be submitted which demonstrates that the Core Path shall be satisfactorily maintained thereafter, be kept open at all times and be usable for multi-users.
5. BEFORE THE RE-ALIGNED CORE PATH IS OPEN TO THE PUBLIC, the path shall be clearly sign posted at its beginning and at its end and the sign details and their locations shall be submitted to the Planning Authority for PRIOR approval in writing.

Thereafter the signs shall be erected in accordance with the details approved and shall be thereafter permanently maintained, unless changes are subsequently agreed in writing with this Planning Authority.

6. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 08, the boundary fence hereby approved shall have its front face facing onto the re-aligned Core Path, AND details of the colour finish to the boundary fence and the gates 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.

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. To ensure that all existing Core Paths are protected and usable at all times and are not adversely affected as a result of development.
3. In the interests of maintaining access and safety for multi-users of the Core Path.
4. In the interests of maintaining access and safety at all times for all users of the Core Path.
5. To reserve the rights of the Planning Authority with respect to these details.
6. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

187 **Application No:** 21/03035/FULL

Date Decision Issued: 12/11/2021

Ward: Tay Bridgehead

Proposal: Formation of 6 pitches and relocation of one pitch within caravan park (Section 42 application to vary condition 6 of planning permission 03/00142/EFULL)

Location: Tayport Caravan Park East Common Links Road North Tayport Fife DD6 9ES

Applicant: Tayport Links C P Ltd Tayport Links Caravan Park East Common Tayport Scotland DD6 9ES

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 6 caravan pitches as approved under Planning Application Ref: 03/00142/EFULL shall be used for holiday accommodation only and shall not be occupied as a main or sole residence or as temporary or permanent accommodation. For the avoidance of doubt, the holiday/recreational use of the caravans shall only be permitted between 1st March and 13th January in any calendar year. The caravans must be vacated between 14th January and 28th (29th) February inclusive. The park operator shall maintain an up to date register of the name(s) and addresses of each caravan owner and this record shall be made available for inspection on request by Fife Council as Planning Authority.

Reason(s):

1. In order to define the terms of the consent.

188 **Application No:** 21/02627/FULL

Date Decision Issued: 15/11/2021

Ward: Tay Bridgehead

Proposal: Erection of lean-to greenhouse to rear of dwellinghouse (amendment to 20/01196/FULL)

Location: 10 Pitlethie Steading Pitlethie Road Leuchars St Andrews Fife KY16 0EJ

Applicant: Dr Elinor Chalmers 10 Pitlethie Steading Pitlethie Road Leuchars St Andrews Fife KY16 0EJ

Agent: David Chalmers 4 Wardlaw Crescent Loans United Kingdom KA10 7NY

Application Permitted - no conditions

189 **Application No:** 21/03248/CLP

Date Decision Issued: 15/11/2021

Ward: Tay Bridgehead

Proposal: Certificate of lawfulness (proposed) for formation of hardstanding with associated access and erection of retaining wall

Location: The Haven Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

Applicant: Ms Morven Sutherland The Haven Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

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

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Installation of car parking, landscaping, substations, lighting and other external works
Location: Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU
Applicant: University Of St Andrews Estates Office Woodburn Place St Andrews United Kingdom KY16 8LA
Agent: Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before the car park is brought into use, two electric vehicle charging points (EV) shall be provided on site, as per Fife Council's Transportation Development Guidelines (August 2018) - Appendix G.
2. BEFORE ANY WORK STARTS ON SITE, details of the proposed bin/cycle stores and low voltage electricity room shall be submitted for approval in writing by this Planning Authority. The approved details shall be provided prior to car park being brought into use.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. To facilitate the use of low carbon technologies.
2. To protect the quality and character of Eden Campus and deliver cycle storage space.
3. To ensure all contamination within the site is dealt with.

191 **Application No:** 21/02607/FULL

Date Decision Issued: 17/11/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Beechwood Terrace West Newport On Tay Fife DD6 8JH

Applicant: Mr Roger McIntyre 14 Beechwood Terrace West Newport On Tay Fife DD6 8JH

Agent: John Crawford 72 New Wynd Montrose Scotland DD10 8RF

Application Permitted - no conditions

192 **Application No:** 21/02765/FULL

Date Decision Issued: 17/11/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 25 Nelson Street Tayport Fife DD6 9DN

Applicant: Mr paul Barnett 1B Nelson Street Tayport Fife DD^ 6 9DN

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Change of use from part of public car park to temporary siting of 2no. shipping containers and formation of decking to form food shack
Site: Tentsmuir Nature Reserve Car Park, Fetterdale, DD6 9PF

Location: Land At Tentsmuir Nature Reserve Car Park Tentsmuir Tayport Fife

Applicant: Mrs Margaux Larg 2 Foodie Cottage Foodieash Cupar United Kingdom KY15 4PS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the siting of the facility, details of all external materials and colours shall be submitted to Fife Council as Planning Authority for written approval, thereafter the proposed external finishing shall be undertaken as agreed.
2. The development authorised by this permission shall be removed and the land restored to its former condition on or before the 30th November 2026, whichever is the sooner, unless as agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity in this countryside location.
2. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

194 **Application No:** 21/02429/CLP

Date Decision Issued: 19/11/2021

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (proposed) for use of dwellinghouse (Class 9) as childminding business

Location: 45 Nelson Street Tayport Fife DD6 9DP

Applicant: Mrs Hannah Watson 43-45 Nelson Street Tayport United Kingdom DD69DP

Agent:

Application Permitted - no conditions

195 **Application No:** 21/03034/CLE

Date Decision Issued: 19/11/2021

Ward: Tay Bridgehead

Proposal: Siting of 1 no static caravan

Location: Tayport Caravan Park East Common Links Road North Tayport Fife DD6 9ES

Applicant: Tayport Links C P Ltd Tayport Caravan Park East Common Links Road North
Tayport Fife DD6 9ES

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

Application Permitted - no conditions

196 **Application No:** 21/03233/FULL

Date Decision Issued: 19/11/2021

Ward: Tay Bridgehead

Proposal: Porch extension to front of dwellinghouse

Location: Briar Cottage Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

Applicant: Mr Steven Davis Briar Cottage Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

Agent: Cameron Brown Fife Architects Unit 3 15 Station Road St Monans United Kingdom KY102BL

Application Permitted - no conditions

197 **Application No:** 21/03263/FULL

Date Decision Issued: 19/11/2021

Ward: Tay Bridgehead

Proposal: Removal of existing staircase and erection of new galvanised staircase

Location: 26 Innerbridge Street Guardbridge St Andrews Fife KY16 0UZ

Applicant: Mr Jim Sinclair 26 Innerbridge Street Guardbridge Scotland KY16 0UZ

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

Application Permitted - no conditions

198 **Application No:** 21/03079/FULL

Date Decision Issued: 23/11/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Inchlaw Balmullo St Andrews Fife KY16 0EA

Applicant: Mrs Michele West 12 Inchlaw Balmullo St Andrews Fife KY16 0EA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no additional windows other than those shown on approved drawing 03 shall be formed off the north-west elevation of the extension at a later date without the express consent of the Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity of neighbouring property.

199 **Application No:** 21/02879/FULL

Date Decision Issued: 24/11/2021

Ward: Tay Bridgehead

Proposal: Roofing of garage (retrospective)

Location: 11 West Lights Tayport Fife DD6 9AW

Applicant: Mr Peter Dewes 11 West Lights Tayport Fife DD6 9AW

Agent: Matthew Archer 114 Brechin Road Arbroath Angus DD11 1TA

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of 3 dwellinghouses and formation of access road (Renewal of planning permission 17/03121/FULL)
Location: St Serfs Eventide Home 3 High Road Newport On Tay Fife DD6 8HD
Applicant: Mr Fergus Thain 8 Lismore Crescent Edinburgh Scotland EH8 7DN
Agent: Justine Fernandes-Binns 3 Scone Gardens Edinburgh Scotland EH8 7DQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. There shall be 3 No. off street parking spaces provided for each individual dwellinghouse within the curtilage of each plot in accordance with the current Fife Council Transportation Development Guidelines.
2. 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.
3. BEFORE ANY WORKS START ON SITE, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.
5. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, the proposed external finishes shall incorporate the following materials:- natural stone walls, natural slate roofs and timber framed windows.
6. PRIOR TO THE COMMENCEMENT of any works on site full details of the proposed boundary treatment and landscape plans for the site shall be submitted for the prior written approval of this Planning Authority. The plans shall include the retention of the existing boundary walls.
7. Prior to the commencement of work on site, the following information shall be provided for written approval by Fife Council as Planning Authority and thereafter undertaken as approved.
 - A. Confirmation that the 165 sqm impermeable surface water area used in the calculations includes the garage.
 - B. An amended drawing showing the garage roof drainage connections to the system.
 - C. Confirmation of the maintenance responsibility for the surface water system.
 - D. An inspection and maintenance schedule for the surface water drainage system.
 - E. Confirmation on the drawing that the chambers immediately upstream of the soakaways will provide silt/debris interception (such as a catchpit) for ease of maintenance.
8. 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.

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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
5. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
6. In the interests of visual amenity; to ensure that the proposed boundary treatments and landscaping is appropriate to the setting of the listed building and the character of the site within the Conservation Area.
7. To ensure an appropriate SUDS scheme is provided.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

201 **Application No:** 21/02840/FULL

Date Decision Issued: 26/11/2021

Ward: Tay Bridgehead

Proposal: Formation of porch extension to the side of dwelling and formation of raised platform

Location: 92 Main Street Leuchars St Andrews Fife KY16 0HF

Applicant: Mr Duncan Simpson 92 Mains Street Leuchars Scotland KY16 0HF

Agent: Matthew Archer 114 Brechin Road Arbroath Angus DD11 1TA

Application Permitted - no conditions

202Application No: 21/03030/LBC

Date Decision Issued: 26/11/2021

Ward: Tay Bridgehead

Proposal: Listed Building Consent for demolition of C listed building

Location: Clayton House Clayton St Andrews Fife KY16 9YE

Applicant: Mr Andrew Kennedy Clayton House Clayton Caravan Park Clayton St Andrews Fife KY16 9YB

Agent: Alastair Rees Station Road 6 6 Station Road Thornton Kirkcaldy United Kingdom KY1 4AX

Application Refused

203Application No: 21/01929/LBC

Date Decision Issued: 04/11/2021

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for installation of replacement windows and doors to rear and side of dwellinghouse

Location: 8 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Brian Rose 8 Mid Causeway Culross Dunfermline Scotland KY12 8HS

Agent:

Application Permitted - no conditions

204**Application No:** 21/01930/FULL

Date Decision Issued: 04/11/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows and doors to dwellinghouse

Location: 8 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Brian Rose 8 Mid Causeway Culross Dunfermline Scotland KY12 8HS

Agent:

Application Permitted - no conditions

205 **Application No:** 21/02995/EPN

Date Decision Issued: 04/11/2021

Ward: West Fife And Coastal Villages

Proposal: Electricity prior notification for erection of 1no. steel tower with associated works

Location: Longannet Power Station Alloa Fife FK10 4AA

Applicant:

Agent:

Application Permitted - no conditions

206Application No: 21/02542/CLP

Date Decision Issued: 09/11/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness for the use of a domestic garage for the storage and distribution of bottled beer

Location: 70 Porterfield Comrie Dunfermline Fife KY12 9XG

Applicant: Mr Peter Rossborough 70 Porterfield Comrie Dunfermline United Kingdom
KY12 9XG

Agent:

Application Permitted - no conditions

207 **Application No:** 21/02173/FULL

Date Decision Issued: 10/11/2021

Ward: West Fife And Coastal Villages

Proposal: Alterations and two storey extension to rear of dwellinghouse (Amendments to 18/00410/FULL for external alterations including installation of window)

Location: Sheardrum Balgonar Saline Dunfermline Fife KY12 9TA

Applicant: Ms Ali Hibbert and Clare Hebbert Sheardrum Balgonar Saline Dunfermline Fife KY12 9TA

Agent: Frederick Whalley Schoolhouse Studio Cleish Kinross UK Ky13 0LR

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of dwellinghouse (Renewal of planning application 18/03083/PPP)
Location: Balmule Farm Dunfermline Fife KY12 0RZ
Applicant: Mrs Jackie Kemp Balmule Farm Balmule Townhill Dunfermline Scotland KY12 0RZ
Agent: Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

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 fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (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 (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement.
2. BEFORE ANY WORKS STARTS ON SITE a proposed plan highlighting the type, height, style and location of boundary treatments for the proposed dwellinghouse shall be submitted to the Planning Authority for consideration and approval.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.
All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning

authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

5. IN THE EVENT THAT CONTAMINATION 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.

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 maintaining the site and safeguarding visual amenity.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.

209 **Application No:** 21/03066/FULL

Date Decision Issued: 12/11/2021

Ward: West Fife And Coastal Villages

Proposal: Change of use of part of park/playing field to community market (section 42 application to remove condition 2 from 21/01029/FULL)

Location: Village Green Balgownie West Culross Fife

Applicant: Mrs Lynne Nelson Blair Mains Culross Dunfermline, Fife Scotland KY12 8JW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The use of the site as community market hereby permitted shall be discontinued no later than 24th June 2024.
2. The use of the site as a market including set up and operation is restricted to Thursdays, Fridays, Saturdays and Sundays only between 12:00 hours and 17:00 hours. All market stalls are to be removed from the site by 17:00 hours on the days of operation.

Reason(s):

1. To review the use of the village market on the open space.
2. To manage the continued use of the site as open space.

210Application No: 21/03574/CLP

Date Decision Issued: 19/11/2021

Ward: West Fife And Coastal Villages

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

Location: 9 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

Applicant: Mrs M Grant 9 Copper Beech Wynd Cairneyhill United Kingdom KY12 8UP

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

Application Permitted - no conditions

211 **Application No:** 21/03543/CLP

Date Decision Issued: 24/11/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for alterations to existing car port

Location: 5 Kingside Steadings Gartarry Kincardine Alloa Fife FK10 4ED

Applicant: Mr S Kinross 5 Kingside Steadings Gartarry Kincardine Alloa Fife FK10 4ED

Agent: COLIN AITCHISON 77 JAMIESON GARDENS Tillicoultry United Kingdom
FK13 6EP

Application Permitted - no conditions

212Application No: 21/03205/FULL

Date Decision Issued: 26/11/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of dwellinghouse (retrospective) (Section 42 application for development the subject of planning permission PL97/0443 without its Condition 1 relating to occupancy restriction)

Location: Wester Bandrum Saline Dunfermline Fife KY12 9HR

Applicant: Mr Terence Kinnear Wester Bandrum Wester Bandrum Saline Scotland KY12 9HR

Agent: Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Visibility splays 3m x 210m shall be provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular accesses and the public road.

Reason(s):

1. In the interests of road safety.