



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 29/11/2021 - 26/12/2021

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

1 **Application No:** 21/01835/FULL **Date Decision Issued:** 14/12/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use from (Class 1) salon to hot food take away (sui generis) including installation of flue

Location: 15 Chemiss Road Methilhill Leven Fife KY8 2BS

Applicant: Mr Jasbir Singh 13 Chemiss Road Methilhill Scotland KY8 2BS

Agent: DAVID T SMITH ARCHITECTURAL SERVICES 4 ABDEN PLACE KINGHORN SCOTLAND KY3 9TZ

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.

Reason(s):

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

2 **Application No:** 21/03196/FULL **Date Decision Issued:** 15/12/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Dormer extension to front and rear of dwellinghouse

Location: 11 Lawrence Street Buckhaven Leven Fife KY8 1BQ

Applicant: Mr Kris Walker 11 Lawrence Street Buckhaven Leven Fife KY8 1BQ

Agent:

Application Permitted - no conditions

3 **Application No:** 21/03298/FULL **Date Decision Issued:** 15/12/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Randolph Street East Wemyss Kirkcaldy Fife KY1 4LQ

Applicant: Mr Alan McAndrew 3 Randolph Street East Wemyss Kirkcaldy Fife KY1 4LQ

Agent:

Application Permitted - no conditions

4 **Application No:** 21/03374/CLP **Date Decision Issued:** 02/12/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 21 Broomhill Avenue Burntisland Fife KY3 0BW

Applicant: Mr Lee Oswald 21 Broomhill Avenue Burntisland Fife KY3 0BW

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

Application Permitted - no conditions

5 **Application No:** 21/03542/CLP **Date Decision Issued:** 14/12/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of lawfulness (proposed) for installation of window and French doors

Location: 2 Oxcars Avenue Burntisland Fife KY3 0AY

Applicant: Miss Jennifer Crawford 2 Oxcars Avenue Burntisland Fife KY3 0AY

Agent:

Application Permitted - no conditions

6 **Application No:** 21/01684/FULL **Date Decision Issued:** 16/12/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Two storey extension to side of dwellinghouse with basement garage and single storey rear extension

Location: 31 Dronachy Road Kirkcaldy Fife KY2 5QL

Applicant: Mr & Mrs Neil And Bryony Thorbjornsen 31 Dronachy Road Kirkcaldy Fife KY2 5QL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Visibility splays 24 metres x 2.5 metres shall be provided and maintained clear of all obstructions exceeding 600 mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines
2. Prior to the extension hereby approved coming into use, a minimum of 3 No parking spaces for vehicles shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.

Reason(s):

1. In the interests of road safety. To ensure the provision of an adequate design layout, construction and visibility at road junctions, etc.
2. To ensure adequate provision of off-street car parking.

7 **Application No:** 21/02960/FULL **Date Decision Issued:** 21/12/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of a Top up Tap for Water Bottles (amendment to 20/03186/FULL)

Location: Footpath Opposite Number 1 Links Place Burntisland Fife

Applicant: Scottish Water c/o Catherine Souter Bell Bullion House Invergowrie Dundee
United Kingdom DD2 5BB

Agent:

Application Permitted - no conditions

8 **Application No:** 21/03521/FULL **Date Decision Issued:** 22/12/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 38A Pettycur Bay Kinghorn Burntisland Fife KY3 9SB

Applicant: Mrs Joanna Clark 38A Pettycur Bay Kinghorn Burntisland Fife KY3 9SB

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

Application Permitted - no conditions

9 **Application No:** 21/02637/FULL **Date Decision Issued:** 30/11/2021

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse

Location: 49 Acorn Road Cowdenbeath Fife KY4 9BS

Applicant: Mr & Mrs L Martin 49 Acorn Road Cowdenbeath KY4 9BS

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

Application Permitted - no conditions

10 **Application No:** 21/00763/FULL **Date Decision Issued:** 15/12/2021

Ward: Cowdenbeath

Proposal: Substitution of house type on plot 6 (amendment to application reference 18/02191/ARC)

Location: Whitehill Sawmill C26 From D3 Junction To D2 Junction Parkend Crossgates Fife KY4 8EX

Applicant: Mr B Singh 10 Riggs View Parkend Crossgates United Kingdom KY12 8XD

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

Application Permitted - no conditions

11 **Application No:** 21/03304/FULL

Date Decision Issued: 17/12/2021

Ward: Cowdenbeath

Proposal: Engineering operations to stabilise shallow mineworkings

Location: Land To The Rear Of 269/293 High Street Cowdenbeath Fife

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

Agent: Fife Council Ian Simpson Bankhead Central Bankhead Park Glenrothes UK KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS HEREBY APPROVED START ON SITE, full details of noise, dust and vibration mitigation measures, incorporating those detailed in Chapter 6 of the submitted Charlie Fleming Associates' "Report on Construction Sound", and including proposed working hours, shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter, these measures shall be adhered to for the duration of the works, unless otherwise agreed in writing by Fife Council as Planning Authority.
2. BEFORE ANY WORKS HEREBY APPROVED START ON SITE, the applicant shall agree in writing, with Network Rail's Asset Protection Engineers, requirements for track monitoring and an intervention plan for the duration of the grouting works, and agree full details of casing of boreholes/grout holes and the provision of a grout curtain at the perimeter of the site nearest to the railway ahead of the main grouting operation to mitigate against the risk of grout flowing towards the railway.
3. The proposed land stabilisation and remediation works hereby approved, and any further remediation works/or mitigation measures to address land instability arising from coal mining legacy, shall be carried out in full and exactly as detailed on the Grouting Areas Plan (Drawing No. JFR9318-COW-015) and within the Approved Coal Authority Risk Assessment, and no deviation of the methodology of working shall be accepted unless otherwise agreed in writing by Fife Council as Planning Authority in conjunction with The Coal Authority.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
5. ON COMPLETION OF THE WORKS HEREBY APPROVED, AND PRIOR TO THE SITE BEING TAKEN INTO BENEFICIAL USE, all boreholes/grout holes shall be made safe by following SEPA's 2010 guidance "Good Practice For Decommissioning Redundant Boreholes and Wells".
6. ON COMPLETION OF THE WORKS HEREBY APPROVED, AND PRIOR TO THE SITE BEING TAKEN INTO BENEFICIAL USE, a signed statement or declaration prepared by a suitably competent person confirming that the site has been stabilised as a result of historic abandoned mine workings encountered beneath the site shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works considered necessary to address the risks posed by past coal mining activity.

Reason(s):

1. To protect the amenity of neighbours and minimise noise disturbance at nearby premises.

2. In the interests of safety. To protect the integrity of the railway line in the vicinity of the site.
3. In the interests of safety. To ensure that the works are carried out in an appropriate manner and in accordance with authoritative UK guidance.
4. To ensure all contamination within the site is dealt with.
5. In the interests of safety. To ensure the completion of the remedial works considered necessary to address the risks posed by past coal mining activity and to ensure that no preferential pathway for ground gases is inadvertently created.
6. In the interests of safety. To ensure the completion of the remedial works considered necessary to address the risks posed by past coal mining activity.

Ward: Cowdenbeath**Proposal:** Change of use from vacant land to private garden ground and erection of fencing to rear of dwellinghouse (part retrospect)**Location:** 76 Seafar Drive Kelty Fife KY4 0JX**Applicant:** Mrs Susan Smith 76 Seafar Drive Kelty KY4 0JX**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. 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.

2. THE EXTENDED GARDEN AREA HEREBY APPROVED SHALL NOT COME INTO USE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 1 ;. 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.

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

13 **Application No:** 21/03101/FULL

Date Decision Issued: 29/11/2021

Ward: Cupar

Proposal: Erection of garage, shed and wall (related to 20/02091/ARC) (retrospective)

Location: Land To The North Of Gilliesfaulds Carslogie Road Cupar Fife

Applicant: Mr James Penman Merchant Place Mitchelston Industrial Estate Kirkcaldy
Scotland KY1 3NJ

Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland
KY1 3NS

Application Permitted - no conditions

14 **Application No:** 21/03067/FULL **Date Decision Issued:** 30/11/2021

Ward: Cupar

Proposal: Formation of raised platform and formation of access ramp

Location: Carsaig Blebocraigs Cupar Fife KY15 5UQ

Applicant: Mr David Borchers Carsaig Blebocraigs Cupar Fife KY15 5UQ

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

Application Permitted - no conditions

15 **Application No:** 21/02998/LBC

Date Decision Issued: 01/12/2021

Ward: Cupar

Proposal: Listed building consent for erection of gate

Location: Cross House The Cross St Andrews Road Ceres Cupar Fife KY15 5NE

Applicant: Mrs L Stevenson Crosshouse The Cross Ceres UK KY15 5NE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NOTWITHSTANDING WHAT IS SHOWN ON THE PROPOSED ELEVATION OF APPROVED DRAWING 02A, the margins of the gate opening shall be finished with traditional natural stone rybatts similar to those on the existing pedestrian gate opening located on the same wall, south-west of this new proposed gate opening.
2. All stone details shall be constructed in natural stone of a colour to match the existing stonework.
3. A traditional mortar mix shall be used on all stonework detailing consisting of lime and aggregate (no cement).

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials and details do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed finishing materials and details do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.

16 **Application No:** 21/03073/FULL

Date Decision Issued: 02/12/2021

Ward: Cupar

Proposal: Installation of dormer extensions to front and rear of dwellinghouse, single storey extension to rear of dwellinghouse, external alterations and erection of garage

Location: 65 St Michaels Drive Cupar Fife KY15 5BP

Applicant: Mr Ian Smith 65 St Michaels Drive Cupar Fife KY15 5BP

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

Application Permitted - no conditions

17 **Application No:** 21/03168/FULL **Date Decision Issued:** 02/12/2021

Ward: Cupar

Proposal: Installation of replacement doors

Location: Croftbank House 1 South Croftdyke Ceres Cupar Fife KY15 5QN

Applicant: Ms Keren Macpherson Croftbank House 1 South Croftdyke Ceres Cupar Fife
KY15 5QN

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

Application Permitted - no conditions

18 **Application No:** 21/03496/CLP

Date Decision Issued: 02/12/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for erection of garden room

Location: The Beeches Blebocraigs Cupar Fife KY15 5UQ

Applicant: Mr Jacob The Beeches Blebo Craigs Cupar UK KY15 5UQ

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

Application Permitted - no conditions

19 **Application No:** 21/01178/FULL **Date Decision Issued:** 22/12/2021

Ward: Cupar

Proposal: Erection of self-contained holiday accommodation

Location: The Elm Main Street Craigothie Fife KY15 5QA

Applicant: Mr Benjamin Seal The Elm Main St Craigothie Fife KY15 5QA

Agent:

Application Permitted with Conditions

Reason(s):

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

20 **Application No:** 21/01682/FULL **Date Decision Issued:** 01/12/2021

Ward: Dunfermline Central

Proposal: Installation of footpath lighting

Location: Halbeath Nursery Gutter Gates Road Halbeath Dunfermline Fife KY11 8EB

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

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

Application Permitted - no conditions

21 **Application No:** 21/02589/FULL **Date Decision Issued:** 02/12/2021

Ward: Dunfermline Central

Proposal: Alterations and extension to dwellinghouse

Location: 20 Kilburn Road Crossford Dunfermline Fife KY12 8PH

Applicant: Mrs Sandra Herkes 20 Kilburn Rd Dunfermline Scotland KY12 8PH

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

22 **Application No:** 21/03636/CLP

Date Decision Issued: 02/12/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for installation of new French doors

Location: 42 Woodmill Crescent Dunfermline Fife KY11 4AL

Applicant: Mrs Margaret Wood 42 Woodmill Crescent Dunfermline Fife KY11 4AL

Agent: Colin Wilson 40 Rosethorn Wynd Dunfermline Fife Ky12 7yn

Application Permitted - no conditions

23 **Application No:** 21/03638/CLP

Date Decision Issued: 02/12/2021

Ward: Dunfermline Central

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

Location: 49 Braemar Drive Dunfermline Fife KY11 8ES

Applicant: Mr C Campbell 49 Braemar Drive Dunfermline Fife KY11 8ES

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

Application Permitted - no conditions

24 **Application No:** 21/03318/FULL **Date Decision Issued:** 03/12/2021

Ward: Dunfermline Central

Proposal: Proposed landscaping works and updated boundary treatment

Location: 39 Coldingham Place Dunfermline Fife KY12 7XL

Applicant: Mr & Mrs D Morris 39 Coldingham Place Dunfermline Scotland KY12 7XL

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

Application Permitted - no conditions

25 **Application No:** 21/02182/FULL **Date Decision Issued:** 15/12/2021

Ward: Dunfermline Central

Proposal: Change of use from Offices (Class 4) to 3 flatted dwellings

Location: 43 East Port Dunfermline Fife KY12 7JE

Applicant: Wrecking Ball Retail Ltd Century House 43 East Port Dunfermline Fife KY12 7JE

Agent: Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive Dunfermline Fife KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION of each flat, there shall be provided within the curtilage of the site 1 No unallocated parking space per flat (3 spaces in total), in accordance with the current Fife Council Transportation Development Guidelines (TDG) and as shown on Drg No CH693/AV/4.10 .

Reason(s):

1. To ensure the provision of adequate off-street parking facilities.

26 **Application No:** 21/02183/LBC

Date Decision Issued: 16/12/2021

Ward: Dunfermline Central

Proposal: Listed building consent for internal alterations

Location: 43 East Port Dunfermline Fife KY12 7JE

Applicant: Wrecking Ball Retail Ltd Century House 43 East Port Dunfermline Fife KY12 7JE

Agent: Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive Dunfermline Fife KY11 8US

Application Permitted - no conditions

27 **Application No:** 21/02233/FULL

Date Decision Issued: 22/12/2021

Ward: Dunfermline Central

Proposal: Change of use from Office (Class 2) to form Dwelling (Class 9)

Location: 32 Canmore Street Dunfermline Fife KY12 7NT

Applicant: Mr Robert Handley 6A Eton Terrace Edinburgh United Kingdom EH4 1QE

Agent:

Application Permitted - no conditions

28 **Application No:** 21/02487/LBC

Date Decision Issued: 22/12/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for internal alterations to layout to form a dwellinghouse

Location: 32 Canmore Street Dunfermline Fife KY12 7NT

Applicant: Mr Robert Handley 6A Eton Terrace Edinburgh United Kingdom EH4 1QE

Agent:

Application Permitted - no conditions

29 **Application No:** 21/03021/FULL **Date Decision Issued:** 30/11/2021

Ward: Dunfermline North

Proposal: Formation of raised decking

Location: 74 Fairways Dunfermline Fife KY12 0DX

Applicant: Mr & Mrs Chamberlain 74 Fairways Dunfermline Fife KY12 0DX

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

Application Permitted - no conditions

30 **Application No:** 21/02252/FULL

Date Decision Issued: 10/12/2021

Ward: Dunfermline North

Proposal: Single storey extension to side and rear and erection of boundary fence to side of dwellinghouse

Location: 28 Kenmure Place Dunfermline Fife KY12 0XH

Applicant: Mr & Mrs Szmit 28 Kenmure Place Dunfermline Fife KY12 0XH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the 2 metre wide grass service strip shall be retained in grass with no fencing, building foundations or other obstructions being erected within the extents of the 2 metre wide service strip for the lifetime of the dwelling.
2. Prior to the occupation of the extended part of the dwelling, 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 pedestrian facilities.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

31 **Application No:** 21/02412/FULL **Date Decision Issued:** 13/12/2021

Ward: Dunfermline North

Proposal: External alterations to retail unit (Class 1) including installation of replacement door, air conditioning units, refrigeration plant and external lighting

Location: Co-operative Retail Services 2 Shamrock Street Dunfermline Fife KY12 0JH

Applicant: The Co-op Angel Square Angel Square Manchester United Kingdom M60 0AG

Agent: William Harley Ancaster Business Centre Cross St Callander Scotland FK17 8EA

Application Permitted - no conditions

32 **Application No:** 21/02310/FULL

Date Decision Issued: 14/12/2021

Ward: Dunfermline North

Proposal: Siting of storage container to be used as an office associated with car repair, MOT and servicing centre (temporary permission for 4 years)

Location: 1 - 4 Mill Street Dunfermline Fife KY12 9DQ

Applicant: Broomhead Garage Broomhead Garage 1 Mill Street Dunfermline Scotland KY12 9DQ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved is consented for a limited period of 4 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 define the consent, granted for a temporary period.

33 **Application No:** 21/02424/FULL **Date Decision Issued:** 20/12/2021

Ward: Dunfermline North

Proposal: Installation of railings and signage to boundary walls

Location: 18 Carnegie Apartments Carnegie Drive Dunfermline Fife KY12 7AE

Applicant: Hunter & Turnbull Carnegie Apartments Inglis Street Dunfermline United Kingdom KY12 7AE

Agent: Ed Dalton 2 Montague Mews Leet Haugh Coldstream United Kingdom TD12 4FE

Application Permitted - no conditions

34 **Application No:** 21/03345/FULL **Date Decision Issued:** 20/12/2021

Ward: Dunfermline North

Proposal: Formation of driveway and installation of electric charge point at flatted dwelling

Location: 2A Broomfield Drive Dunfermline Fife KY12 0PJ

Applicant: Mr Andrew Cockburn 2A Broomfield Drive Dunfermline Fife KY12 0PJ

Agent:

Application Permitted - no conditions

35 **Application No:** 21/03200/FULL **Date Decision Issued:** 21/12/2021

Ward: Dunfermline North

Proposal: Installation of dormer extension to front of dwellinghouse

Location: 6 York Place Dunfermline Fife KY12 0DA

Applicant: Mr Paul McGuire 6 York Place Dunfermline Fife KY12 0DA

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

Application Permitted - no conditions

36 **Application No:** 21/03719/CLP

Date Decision Issued: 07/12/2021

Ward: Dunfermline South

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

Location: 41 Mackintosh Road Dunfermline Fife KY11 8PX

Applicant: Mr G Koffeman 41 Mackintosh Road Dunfermline Fife KY11 8PX

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

Application Permitted - no conditions

37 **Application No:** 21/02343/FULL **Date Decision Issued:** 10/12/2021

Ward: Dunfermline South

Proposal: Erection of boundary fence and access gate

Location: 1 Gellatly Road Dunfermline Fife KY11 4BH

Applicant: Mr Michal Grabiarz 1 Gellatly Road Dunfermline Fife KY11 4BH

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

Application Permitted - no conditions

38 **Application No:** 21/02208/FULL

Date Decision Issued: 14/12/2021

Ward: Dunfermline South

Proposal: Porch extension to front and two storey extension to rear of dwellinghouse

Location: 91 Priorwood Drive Dunfermline Fife KY11 8FG

Applicant: Mrs Deborah Verth 91 Priorwood Drive Dunfermline Fife KY11 8FG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No SP2. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

39 **Application No:** 21/03023/FULL **Date Decision Issued:** 14/12/2021

Ward: Dunfermline South

Proposal: Erection of fence, raised decking and pergola (retrospective)

Location: 4 Tarmachan Close Dunfermline Fife KY11 8LD

Applicant: Mr and Mrs Derek Meldrum 4 Tarmachan Close Dunfermline Fife KY11 8LD

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

Application Permitted - no conditions

40 **Application No:** 21/03348/FULL **Date Decision Issued:** 16/12/2021

Ward: Dunfermline South

Proposal: Alterations to garden ground levels, formation of retaining wall and hard surface areas to rear of dwellinghouse (retrospective)

Location: 13 Edzell Way Dunfermline Fife KY11 8FL

Applicant: Miss Roz Band 13 Edzell Way Dunfermline Scotland KY11 8FL

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

Application Permitted - no conditions

41 **Application No:** 21/02048/FULL **Date Decision Issued:** 30/11/2021

Ward: East Neuk And Landward

Proposal: Installation of rear dormer, installation of rooftiles and painting of exterior of dwellinghouse

Location: Seaspray 32 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr & Mrs Kathryn & Neil Follon Seaspray 32 West End St. Monans Scotland KY10 2BX

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

Application Permitted - no conditions

42 **Application No:** 21/02049/LBC

Date Decision Issued: 30/11/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of rear dormer extension, installation of rooftiles and painting of exterior of dwellinghouse

Location: Seaspray 32 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr & Mrs Kathryn & Neil Follon Seaspray 32 West End St. Monans Scotland KY10 2BX

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

Application Permitted - no conditions

43 **Application No:** 21/02510/FULL **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Installation of gas mains meter

Location: 2 Coastguard Cottage Admiralty Lane Elie Leven Fife KY9 1BN

Applicant: Mrs Lesley Blackstock Fairways Station Brae Peterculter Aberdeen AB14
0PX

Agent:

Application Permitted - no conditions

44 **Application No:** 21/02891/FULL **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Formation of vehicular access

Location: South High Beley Dunino St Andrews Fife KY16 8LZ

Applicant: Ms Helen Raeside South High Beley Dunino St Andrews Fife KY16 8LZ

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

Application Permitted - no conditions

45 **Application No:** 21/02911/LBC

Date Decision Issued: 01/12/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of air source heat pump to rear of dwellinghouse

Location: Strathyre 17 Main Street Kingsbarns St Andrews Fife KY16 8SZ

Applicant: Mr Peter Fleming Strathyre 17 Main Street Kingsbarns UK KY16 8SZ

Agent: Gordon Fleming 11 Wellington Square Ayr U.K. KA7 1EN

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.

Reason(s):

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

46 **Application No:** 21/02912/FULL **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Installation of air source heat pump

Location: Strathyre 17 Main Street Kingsbarns St Andrews Fife KY16 8SZ

Applicant: Mr Peter Fleming Strathyre 17 Main Street Kingsbarns St Andrews Fife KY16 8SZ

Agent: Gordon Fleming 11 Wellington Square Ayr U.K. KA7 1EN

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.

Reason(s):

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

47 **Application No:** 21/02916/LBC

Date Decision Issued: 01/12/2021

Ward: East Neuk And Landward

Proposal: Listed building consent to create internal door opening (work completed)

Location: Stenton House Stenton Row Elie Leven Fife KY9 1DP

Applicant: Mr Keith Hamilton Stenton House 8 Stenton Row Elie, Fife Scotland KY9 1DP

Agent: Matt Gillespie 109 109 Greenshank Drive Duloch Dunfermline Scotland KY11
8NW

Application Permitted - no conditions

48 **Application No:** 21/02942/FULL **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and installation of replacement window

Location: The Old Coach House North Hadfoot Wynd Anstruther Fife KY10 3AD

Applicant: Mr and Mrs Boyter The Old Coach House North Hadfoot Wynd Anstruther Fife KY10 3AD

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

Application Permitted - no conditions

49 **Application No:** 21/02943/LBC

Date Decision Issued: 01/12/2021

Ward: East Neuk And Landward

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

Location: The Old Coach House North Hadfoot Wynd Anstruther Fife KY10 3AD

Applicant: Mr and Mrs Boyter The Old Coach House North Haddfoot Wynd Anstruther Scotland KY10 3AD

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

Application Permitted - no conditions

50 **Application No:** 21/02944/FULL **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 1 Abbey Wall Road Pittenweem Anstruther Fife KY10 2NB

Applicant: Mr Jim Morrison Abbey Lodge 1 Abbey Wall Road Pittenweem Scotland KY10 2NB

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

Application Permitted - no conditions

51 **Application No:** 21/02945/LBC **Date Decision Issued:** 01/12/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement of windows

Location: 1 Abbey Wall Road Pittenweem Anstruther Fife KY10 2NB

Applicant: Mr Jim Morrison 1 Abbey Wall Road Pittenweem Anstruther Fife KY10 2NB

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

Application Permitted - no conditions

52 **Application No:** 21/02971/LBC

Date Decision Issued: 02/12/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for external alterations including formation of roof terrace, installation of doors and installation of a flue

Location: 13 Shore Street Cellardyke Anstruther Fife KY10 3BD

Applicant: Mr Richard Ingram 13 Shore Street Cellardyke Anstruther Fife KY10 3BD

Agent:

Application Permitted - no conditions

53 **Application No:** 21/02979/LBC

Date Decision Issued: 02/12/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of rooflights and internal alterations

Location: 11 Elie House Elie Leven Fife KY9 1ER

Applicant: Mrs Colette Barr 11 Elie House Elie Leven Fife KY9 1ER

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the lead flashing hereby approved shall be of an appropriate grade and laid to Lead Sheet standards by a skilled and experienced crafts person.
2. All existing cornices and surrounds shall be retained and continued around all the new partitions where required.

Reason(s):

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

54 **Application No:** 21/02985/FULL **Date Decision Issued:** 02/12/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 90 Acorn Court Cellardyke Anstruther Fife KY10 3FB

Applicant: Mr & Mrs M. Reilly 90 Acorn Court Cellardyke Anstruther Fife KY10 3FB

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

Application Permitted - no conditions

55 **Application No:** 21/03013/FULL **Date Decision Issued:** 02/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement doors

Location: 14-18 Marine Park Links Place Elie Leven Fife KY9 1BD

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

56 **Application No:** 21/03018/FULL **Date Decision Issued:** 02/12/2021

Ward: East Neuk And Landward

Proposal: External alterations including formation of roof terrace, installation of doors and installation of a flue

Location: 13 Shore Street Cellardyke Anstruther Fife KY10 3BD

Applicant: Mr Richard Ingram 13 Shore Street Cellardyke Anstruther Fife KY10 3BD

Agent:

Application Permitted - no conditions

57 **Application No:** 21/03043/FULL

Date Decision Issued: 02/12/2021

Ward: East Neuk And Landward

Proposal: Installation of rooflights

Location: 11 Elie House Elie Leven Fife KY9 1ER

Applicant: Mrs Colette Barr 11 Elie House Elie Leven Fife KY9 1ER

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the lead flashing hereby approved shall be of an appropriate grade and laid to Lead Sheet standards by a skilled and experienced crafts person.

Reason(s):

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

58 **Application No:** 21/03048/FULL **Date Decision Issued:** 02/12/2021

Ward: East Neuk And Landward

Proposal: External alterations to dwelling (retrospective)

Location: Balmuir Back Dykes Anstruther Fife KY10 3EH

Applicant: A & J Salomia & Lewis 1 James Street Cellardykes Anstruther Scotland KY10 3AZ

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

Application Permitted - no conditions

59 **Application No:** 21/03701/CLP **Date Decision Issued:** 02/12/2021

Ward: East Neuk And Landward

Proposal: Proposed single storey extension to rear of dwellinghouse

Location: 13 Taeping Close Cellardyke Anstruther Fife KY10 3YL

Applicant: Mr & Mrs Anthony & Jennifer Tomlin 13 Taeping Close Cellardyke Anstruther
Scotland KY10 3YL

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

Application Permitted - no conditions

60 **Application No:** 21/03068/FULL **Date Decision Issued:** 03/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: Sweet Hope 6 Shore Street Cellardyke Anstruther Fife KY10 3BD

Applicant: Mr Bain Sweet Hope 6 Shore Street Cellardyke Anstruther Fife KY10 3BD

Agent: Ross Allan 53 Feus Road Perth United Kingdom PH1 2AS

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 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 Cellardyke Conservation Area and Category C Listed Building are maintained.

61 **Application No:** 21/02629/FULL **Date Decision Issued:** 14/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: The Old Yard 38 High Street Pittenweem Anstruther Fife KY10 2PL

Applicant: Mr K Fraser The Old Yard 38 High Street Pittenweem Anstruther Fife KY10 2PL

Agent: Cheryl Kelly Registered Office Gardeners Street Dunfermline Scotland KY12 0RN

Application Permitted - no conditions

62 **Application No:** 21/02724/FULL

Date Decision Issued: 14/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement boundary wall

Location: 4 Market Place Pittenweem Anstruther Fife KY10 2PH

Applicant: Ms Maureen Traquair 4 Market Place Pittenweem Anstruther Fife KY10 2PH

Agent: Scott Dryburgh Kenmark Well Causewayhead Kennoway Scotland KY8 5LB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.

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 Pittenweem Conservation Area and the setting of the Category B Listed Building.

63 **Application No:** 21/02988/FULL **Date Decision Issued:** 14/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 38 High Street Elie Leven Fife KY9 1DA

Applicant: Mr Peter Blackhall 38 High Street Elie Leven Fife KY9 1DA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber framed sliding sash and case windows, traditionally constructed with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally. The glazing depth should be a maximum of 14mm.

Reason(s):

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

64 **Application No:** 21/03041/LBC

Date Decision Issued: 14/12/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 38 High Street Elie Leven Fife KY9 1DA

Applicant: Mr Peter Blackhall 38 High Street Elie United Kingdom KY9 1BY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber framed sliding sash and case windows, traditionally constructed with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally. The glazing depth should be a maximum of 14mm.

Reason(s):

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

65 **Application No:** 21/03131/FULL **Date Decision Issued:** 14/12/2021

Ward: East Neuk And Landward

Proposal: Installation of electric vehicle charging point

Location: Car Park Kirk Park Road Elie Fife

Applicant: Fife Council Bankhead central Bankhead park Glenrothes Fife KY7 6GH

Agent: Cameron Lafferty Bankhead Central 1 Bankhead Park Glenrothes Scotland
KY7 6GH

Application Permitted - no conditions

66 **Application No:** 21/03070/FULL **Date Decision Issued:** 15/12/2021

Ward: East Neuk And Landward

Proposal: Alterations, two storey extension to rear of dwellinghouse, formation of raised decking and formation of balcony

Location: 24 Abbey Wall Road Pittenweem Anstruther Fife KY10 2ND

Applicant: Mr George Lumsden 24 Abbey Wall Road Pittenweem Anstruther Fife KY10 2ND

Agent:

Application Permitted - no conditions

67 **Application No:** 21/03133/FULL **Date Decision Issued:** 15/12/2021

Ward: East Neuk And Landward

Proposal: Installation of electric vehicle charging point with associated works

Location: Proposed Car Charging Point Market Place Pittenweem Fife

Applicant: Fife Council Bankhead Central Bankhead Park Glenrothes Fife KY76GH

Agent: Cameron Lafferty Bankhead Central 1 Bankhead Park Glenrothes Scotland
KY7 6GH

Application Permitted - no conditions

68 **Application No:** 21/03157/FULL

Date Decision Issued: 15/12/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse, two storey extension to side of dwellinghouse including partial removal of existing garage

Location: 60 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr & Mrs Calumn Seath 60 East Forth Street Cellardyke Anstruther Fife KY10 3AR

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

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.

69 **Application No:** 21/03768/APN **Date Decision Issued:** 17/12/2021

Ward: East Neuk And Landward

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

Location: Falside Farm Kenly Boarhills St Andrews Fife KY16 8PT

Applicant: Lumgair Farming Falside Farm Kenly Boarhills St Andrews Fife KY16 8PT

Agent: Stephen Pirie 9 Macgregor Street Brechin Angus DD9 6AB

Application Permitted - no conditions

70 **Application No:** 21/03613/CLP

Date Decision Issued: 21/12/2021

Ward: East Neuk And Landward

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

Location: 4 Pitmilley Park Kingsbarns St Andrews Fife KY16 8AU

Applicant: Mr & Mrs Porter 4 Pitmilley Park Kingsbarns St Andrews Fife KY16 8AU

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

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton
Proposal: Planning permission in principle for the erection of five detached dwellinghouses and associated access
Location: Land To South Of Riverside Thornton Fife
Applicant: Mr Keith Preston 5 Riverside Thornton KY1 4EJ
Agent: Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline KY11 8UH

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, 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 ground and building floor levels, new walls and fences and 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, 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 Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement.
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (g) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (h) Details of SuDS and appropriate documentation, including calculations and check certificates, in line with Fife Council's DESIGN CRITERIA GUIDANCE ON FLOODING AND SURFACE WATER MANAGEMENT PLAN REQUIREMENTS (2020)
 - (j) An updated Noise Impact Assessment to demonstrate that the proposed development can achieve the required noise levels within internal rooms and garden ground of the dwellinghouses;No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. The development of this site shall be limited to a maximum of 5 dwellinghouses and the application(s) submitted under the terms of condition 1, shall demonstrate a layout of the site that ensures this is the maximum number of units that can be developed.
3. No development works shall be started on site until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - (i) Existing and finished ground levels in relation to a fixed datum;
 - (ii) Existing landscaping features and vegetation to be retained and, in the case of damage, restored;
 - (iii) The location and design, including materials, of all walls, fences and gates including the extent and profile of any areas of earth-mounding;
 - (iv) A scheme of tree and shrub planting showing the location, numbers, species and sizes of trees and shrubs to be planted within the site;
 - (v) Details of biodiversity enhancement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018);
 - (vi) All soft landscaping and hard landscaping works; and
 - (vii) A programme for completion and subsequent maintenance.

All hard and soft landscaping works shall be carried out in accordance with the scheme as subsequently approved in writing by the planning authority.

All planting carried out on site in accordance with the approved landscaping scheme shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.
All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.
5. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 5. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.
Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
6. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.
Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
7. BEFORE ANY WORKS START ON SITE, further intrusive site investigation works relating to coal mining legacy issues shall be undertaken on site in accordance with the recommendations made in the Coal Mining Risk Assessment of September 2019 hereby approved (document no. 13). The results of these investigations along with any remedial works required shall be submitted in a report for the prior written approval Fife Council as Planning Authority. Thereafter any remedial works required shall be undertaken prior to any development works on site.
8. Prior to the occupation of the first dwellinghouse, the vehicular access to the site from the public road shall be at the point indicated on Drawing No. 5770(3) SP002 Revision F and shall be modified and constructed as specified under a Roads (Scotland) Act 1984 Roads Construction Consent Application.

9. Prior to occupation of the first dwellinghouse, visibility splays of 2.0m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained 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.
10. Prior to the occupation of the first dwellinghouse, there shall be provided within the curtilage of the site a suitable turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
11. Prior to the occupation of the each of the proposed dwellinghouses, there shall be off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
12. The finished floor levels of all dwellinghouses to be constructed shall be a minimum of 600mm above the 1:200yr return period flood level. (51.32m AOD)
13. All finished garden grounds and access road levels shall be a minimum of 300mm above the 1:200yr return period flood level (50.8m AOD)
14. No land raising shall be undertaken within the functional flood plain of the River Ore.
15. Vegetation (including trees) clearance shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the 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 and to ensure a sufficiently detailed application for consideration by this Planning Authority, and to protect the existing trees on site at this time.
2. In the interests of design and visual amenity and prevent overdevelopment of this prominent site.
3. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. To ensure the safety and stability of the completed development and to comply with Policy 10 of the Adopted FIFEPlan (2017).
8. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
10. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
11. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
12. In the interest of minimising flood risk; to ensure the development is located about the 1:200yr flood risk area.
13. In the interest of minimising flood risk; to ensure supporting infrastructure is located above the 1:200yr flood risk area.
14. In the interest of minimising flood risk; to ensure no development takes places within the 1:200yr flood risk area.
15. In the interests of natural heritage; vegetation within the site is suitable for nesting birds which are protected under the Wildlife and Countryside Act 1981.

72 **Application No:** 21/02296/FULL

Date Decision Issued: 20/12/2021

Ward: Glenrothes Central And Thornton

Proposal: Change of use from 3 retail units (Class 1) to Gymnasium (Class 11) and external alterations including amendment to shopfront and installation of external air conditioning units

Location: Unit 3 North Street Glenrothes Fife KY7 5NA

Applicant: Mr M Hosie One Croydon 12 - 16 Addiscombe Road London UK CR0 0XT

Agent: Matthew Brewer 5 Duncombe Close Hertford United Kingdom SG14 3DB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The site shall be used solely for the purposes of a gym (Class 11), as specified in the approved Supporting Statement (Fife Council reference 14). The use of the site for any other purpose, including another purpose in Class 11 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require to be the subject of a further planning application to and approved by this Planning Authority.
2. BEFORE THE OPERATION OF THE GYM (CLASS 11) USE HEREBY APPROVED, the recommended acoustic measures to be carried out to the building made within section 4.3.9 of the approved Noise Report, dated 13th July 2021 by Clarke Saunders Associates (Fife Council Reference 05) shall be completed in full; and written evidence to demonstrate that the specified noise standards set out in the approved Noise Report dated 13th July 2021 have been achieved shall be submitted to and approved in writing with the Planning Authority. No operation shall take place within the premises until the Planning Authority have provided approval in writing of the written evidence. Thereafter, the approved scheme shall be retained for the lifetime of the development.

Reason(s):

1. In order to retain proper control over the use of the building.
2. In the interests of safeguarding the amenity of the surrounding premises.

73 **Application No:** 21/03698/CLP

Date Decision Issued: 21/12/2021

Ward: Glenrothes Central And Thornton

Proposal: Certificate of Lawfulness (Proposed) for installation of rooflights

Location: 69A Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX

Applicant: Mr David Dunlop 69A Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX

Agent: Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

Application Permitted - no conditions

74 **Application No:** 21/02531/FULL **Date Decision Issued:** 29/11/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of garden room to front/side of dwellinghouse

Location: 42 North Street Leslie Glenrothes Fife KY6 3DJ

Applicant: Mr Billy Gibb 42 North Street Leslie KY6 3DJ

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

75 **Application No:** 21/03697/CLP

Date Decision Issued: 30/11/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Alterations for conversion of integral garage to form habitable accommodation

Location: 9 Allan Street Leslie Glenrothes Fife KY6 3LA

Applicant: Mr Mrs Cessford 9 Allan Street Leslie Glenrothes Fife KY6 3LA

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

Application Permitted - no conditions

76 **Application No:** 21/03600/CLP **Date Decision Issued:** 02/12/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Extension to existing garage

Location: 2 Culdees Avenue Glenrothes Fife KY6 3PN

Applicant: Mr Colin Corstorphine 2 Culdees Avenue Glenrothes Scotland KY6 3PN

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

Application Permitted - no conditions

77 **Application No:** 21/02527/FULL

Date Decision Issued: 03/12/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of replacement telecom monopole and associated works

Location: Telecommunication Mast Huntsmans Court Glenrothes Fife

Applicant: Cornerstone Hive 2 1530 Arlington Business Park Theale RG7 4SA

Agent: WHP Telecoms Limited Ryan Marshall Helena House Troy Mills Troy Road
Leeds LS18 5GN

Application Permitted - no conditions

78 **Application No:** 21/03155/FULL **Date Decision Issued:** 03/12/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 25 Main Street Milton Of Balgonie Glenrothes Fife KY7 6PX

Applicant: Mr & Mrs Thomas & Elaine Robertson 25 Main Street Milton Of Balgonie KY7 6PX

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

Application Permitted - no conditions

79 **Application No:** 21/02697/FULL **Date Decision Issued:** 07/12/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of raised platform to front of dwellinghouse

Location: 22 Tanna Drive Glenrothes Fife KY7 6FX

Applicant: Mr Paul Mitchell 22 Tanna Drive Glenrothes KY7 6FX

Agent:

Application Permitted - no conditions

80 **Application No:** 21/03299/FULL **Date Decision Issued:** 07/12/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of porch to front of dwellinghouse

Location: 2 Newton Road Glenrothes Fife KY7 6QR

Applicant: Mr And Mrs Gordon Munn 2 Newton Road Glenrothes KY7 6QR

Agent: John Thomson 34 Huntingtower Park Glenrothes KY6 3QF

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie
Proposal: Erection of 11 dwellinghouses and 8 flatted dwellings with associated access and parking
Location: Land Adjacent To Caskieberran Road Glenrothes Fife
Applicant: Curtis Jones Property Developments Thistle House 8 St Davids Drive Dalgety Bay UK KY11 9PF
Agent: Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Conditional Approval/Legal Agreement

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 for approval in writing by Fife Council as Planning Authority.
2. 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. The recommendations contained within the Preliminary Ecological Appraisal report (August 2019), as approved through this consent, should inform species choice. These submitted details should also include details of all proposed boundary treatments. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
3. 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.
4. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
5. Prior to commencement of works on site, visibility splays of 2.4m x 25m shall be provided at the proposed junction with Caskieberran Road. The visibility splays shall be maintained clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. These visibility splays shall remain in perpetuity.
6. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
7. Prior to the first occupation of each property, off street car parking shall be provided for that property in accordance with the current Fife Council Transportation Development Guidelines. The parking shall thereafter remain in place in perpetuity.
8. Prior to the commencement of works on site, adequate wheel cleaning facilities shall be provided and maintained throughout the construction of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads. Details of the proposed wheel cleaning facilities shall be provided for the written approval of this planning authority prior to installation on site.
9. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwelling house, to the satisfaction of this planning authority.
10. A traffic management plan (TM) covering the construction of the development shall be submitted for written approval of this planning authority prior to commencement of any works on site. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
11. BEFORE ANY WORKS START ON SITE, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees adjacent to the site during development operations.

This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

12. The recommendations contained within section 1.6 of the Preliminary Ecological Appraisal, Brindley Associates, August 2019) as approved through this consent, shall be implemented in full. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an action plan which identifies each measure contained within the Preliminary Ecological Appraisal, along with full details of each action and a methodology for their implementation, along with timescales for delivery, shall be submitted for the written approval of the Planning Authority.
13. The hereby approved residential dwellings shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than two unrelated residents living together in a flat. For the avoidance of doubt the residential dwellings hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
5. In the Interest of road safety - to ensure the provision of adequate design.
6. In the interest of road safety - to ensure the provision of adequate design
7. To ensure the provision of adequate off street parking.
8. Reason - in the interest of road safety - to ensure that public roads are kept free of mud and other debris.
9. In the interest of road safety - to ensure the provision of adequate pedestrian facilities
10. In the interest of Road Safety - To ensure minimum disruption to the general flow of traffic on the surrounding road network.
11. In order to ensure that no damage is caused to the existing trees during development operations.
12. In order to ensure the appropriate implementation of the recommended mitigation measures, and to protect the natural heritage assets of the site.
13. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).

82 **Application No:** 21/02758/FULL **Date Decision Issued:** 01/12/2021

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to rear of dwellinghouse

Location: 34 Willow Crescent Glenrothes Fife KY6 1EY

Applicant: Mrs Pauline Cook 34 Willow Crescent Glenrothes KY6 1EY

Agent: Ronan McGirr 13 Park Avenue Dunfermline KY12 7HX

Application Permitted - no conditions

83 **Application No:** 21/03249/FULL **Date Decision Issued:** 01/12/2021

Ward: Glenrothes West And Kinglassie

Proposal: Porch extension to side of dwellinghouse

Location: 39 Willow Crescent Glenrothes Fife KY6 1EX

Applicant: Mr And Mrs Anderson 39 Willow Crescent Glenrothes KY6 1EX

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

84 **Application No:** 21/01558/FULL **Date Decision Issued:** 13/12/2021

Ward: Glenrothes West And Kinglassie

Proposal: Alterations and extension to existing unit (Class 5) to create 3 additional units (Class 5)

Location: Textile Care Supplies Whitehill Industrial Estate 26A Whitehill Road Glenrothes Fife KY6 2RW

Applicant: Mr A Buntz 2 Pentland Park Glenrothes Scotland KY6 2AL

Agent: John Kane 1 Peregrine Gardens Hamilton United Kingdom ML3 7GJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE UNITS HEREBY APPROVED FIRST BEING BROUGHT INTO USE, there shall have been provided 8 no. off-street parking spaces as shown in drawing No. 3001 in accordance with the current Fife Council Transportation Development Guidelines. These parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason(s):

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

85 **Application No:** 21/02194/FULL

Date Decision Issued: 20/12/2021

Ward: Glenrothes West And Kinglassie

Proposal: Alterations to and change of use from public house (sui generis) to form flatted dwelling (sui generis)

Location: Braefoot Bar 5 Main Street Kinglassie Lochgelly Fife KY5 0XB

Applicant: Mr & Mrs Tom & Margo Brooksbank Brooksbank Tavern Main Street Kinglassie Scotland KY5 0XB

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

Application Refused

Reason(s):

1. In the interests of safeguarding this, the only public house in Kinglassie, as a valuable community resource; following the recent marketing of the premises as a public house, their subsequent change in ownership, and in the absence of any further information regarding the intentions of the new owner with respect to the public house use, it is not considered that the submitted details of turnover and profit from the previous owner can be relied on as a sufficient indicator of the viability of the business going forward; the loss of the public house therefore considered contrary to Policy 1: Development Principles and 3: Infrastructure and Services of the adopted FIFEplan Fife Local Development Plan (2017).

86 **Application No:** 21/01880/FULL **Date Decision Issued:** 13/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Extension to industrial food production building (Class 6)

Location: Balmalcolm Farm Shore Road Balmalcolm Cupar Fife KY15 7TJ

Applicant: Kettle Produce Ltd Balmalcolm Farm Cupar Fife Scotland KY15 7TJ

Agent: Connor McGinley Royal Burgh House 380 King Street Rutherglen Scotland
G73 1DQ

Application Permitted - no conditions

87 **Application No:** 21/03462/FULL **Date Decision Issued:** 15/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of hardstanding to front of flatted dwelling

Location: 5 Queen Street Freuchie Cupar Fife KY15 7HP

Applicant: Mrs Catherine Drummond 5 Queen Street Freuchie Cupar Fife KY15 7HP

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

Application Permitted - no conditions

88 **Application No:** 21/02659/FULL **Date Decision Issued:** 21/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to dwellinghouse and erection of domestic outbuilding

Location: Balmlae Cottage Balmlae Falkland Cupar Fife KY15 7BS

Applicant: Mr & Ms - Souness / Glegg Balmlae Cottage Balmlae Falkland Cupar Fife
KY15 7BS

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

Application Permitted - no conditions

89 **Application No:** 21/02660/LBC **Date Decision Issued:** 22/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to dwellinghouse and erection of domestic outbuilding

Location: Balmlae Cottage Balmlae Falkland Cupar Fife KY15 7BS

Applicant: Mr & Ms Souness/Glegg Balmlae Cottage Balmlae Falkland Cupar Fife
KY15 7BS

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

Application Permitted - no conditions

90 **Application No:** 21/02698/FULL **Date Decision Issued:** 22/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from office (Class 2) to flatted dwelling (Sui Generis)

Location: 69 Burnside Auchtermuchty Cupar Fife KY14 7AJ

Applicant: Mrs JEAN BELL 3 HIGH ROAD AUCHTERMUCHTY SCOTLAND KY14 7BE

Agent: GORDON MORTON LOMOND COTTAGE 1 REGENT TERRACE
DUNSHALT SCOTLAND KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE EXISTING WINDOWS AND DOOR BEING REMOVED, full details shall be submitted showing the exact type, specifications and colour of the windows shall be submitted to Fife Council as Planning Authority for written approval. Thereafter the windows and door shall be installed as agreed.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of appropriate windows and door are fitted.

91 **Application No:** 21/03510/FULL **Date Decision Issued:** 22/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement of windows, door and rainwater goods

Location: 9 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Applicant: Mr O'Leary 9 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

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

Application Permitted - no conditions

92 **Application No:** 21/03511/LBC

Date Decision Issued: 22/12/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of replacement of windows, door and rainwater goods

Location: 9 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

Applicant: Mr O'Leary 9 South Maltings Newton Of Falkland Cupar Fife KY15 7QT

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

Application Permitted - no conditions

93 **Application No:** 21/00419/FULL **Date Decision Issued:** 01/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of garage for storage of vehicles (Class 6) (in retrospect)

Location: Old Breakers Yard Ferryhills Road Inverkeithing Fife KY11 1HD

Applicant: Mr Alex Simpson Donibristle Skip Hire Shamrock Terrace Ferryhills Rd
Inverkeithing UK KY11 1HN

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

Application Permitted - no conditions

94 **Application No:** 21/03019/CLP **Date Decision Issued:** 07/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of DDA compliant toilet facility

Location: Battery Road Car Park Battery Road North Queensferry Fife

Applicant: Fife Council Bankhead Central 1 1 Bankhead Park Glenrothes Scotland Ky7
6GH

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

Application Permitted - no conditions

95 **Application No:** 21/03418/CLP

Date Decision Issued: 07/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for single storey extension to rear with raised platform and decking area

Location: 18 The Wynd Dalgety Bay Dunfermline Fife KY11 9SH

Applicant: Mr Leslie Wilson 18 The Wynd Dalgety Bay UK KY11 9SH

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

Application Permitted - no conditions

96 **Application No:** 21/01532/FULL **Date Decision Issued:** 20/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of garage

Location: Fordell House Clockluine Road Hillend Dunfermline Fife KY11 7EY

Applicant: Mr J Martin Fordell House Clocklunie Road Dunfermline UK KY11 7EY

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

Application Permitted - no conditions

97 **Application No:** 21/03222/FULL **Date Decision Issued:** 20/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of French doors with balustrade

Location: 13 Telny Place Aberdour Burntisland Fife KY3 0TG

Applicant: Ms Jenny Fairweather 13 Telny Place Aberdour Burntisland Fife KY3 0TG

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

Application Permitted - no conditions

98 **Application No:** 21/01579/FULL

Date Decision Issued: 21/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Removal of existing triangular roof light and replacement with low level glazed rooflight and installation of roof lantern on single storey flat roof. Replacement of 2 panel sliding patio doors with 3 section bifold doors

Location: Davaar West Sands North Queensferry Inverkeithing Fife KY11 1LB

Applicant: Mr Paul Tucker Davaar West Sands North Queensferry Fife KY11 1LB

Agent:

Application Permitted - no conditions

99 **Application No:** 21/01692/FULL **Date Decision Issued:** 21/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 8no. electric vehicle charging points and erection of substation

Location: Land To North East Of Ridge Way Hillend Industrial Park Dalgety Bay Fife

Applicant: Ms Ciara Lavery Unit 11 Zeus House 16-30 Provost Street London United Kingdom N1 7NG

Agent: Sydney Hougrand Fourways House 57 Hilton Street Manchester England M1 2EJ

Application Permitted - no conditions

100 **Application No:** 21/02080/FULL

Date Decision Issued: 22/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of first floor extension to dwellinghouse

Location: 7 Mortimer Court Dalgety Bay Dunfermline Fife KY11 9UQ

Applicant: Mr & Mrs Mackean 7 Mortimer Court Dalgety Bay United Kingdom KY11 9UQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no new windows shall be installed at first floor level without the prior written consent of Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to ensure the continues protection of neighbouring privacy.
2. In the interests of residential amenity; to ensure the continues protection of neighbouring privacy.

101 **Application No:** 21/02571/FULL

Date Decision Issued: 22/12/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey extension and external alterations to rear of flatted dwelling

Location: 17 Main Street Aberdour Burntisland Fife KY3 0UE

Applicant: Mr Gibson Lowry 61 Cameron Street Dunfermline Scotland KY12 8DP

Agent:

Application Permitted - no conditions

102 **Application No:** 20/02456/LBC

Date Decision Issued: 02/12/2021

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal and external alterations to office to form two flatted dwellings including erection of extension; re-rendering walls; re-tiling roof; and installation of new and replacement windows, doors and rooflights (part retrospective)

Location: 21A Tolbooth Street Kirkcaldy Fife KY1 1RW

Applicant: Mrs Emma Swift 90 Morningside Drive EDINBURGH UK EH10 5NT

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

Application Permitted - no conditions

Ward: Kirkcaldy Central

Proposal: Alterations to and change of use from office (Class 4) to two flatted dwellings (sui generis) including erection of extension, wall and gate; re-rendering walls; re-tiling roof; and installation of new and replacement windows, doors and rooflights (part retrospective)

Location: 21A Tolbooth Street Kirkcaldy Fife KY1 1RW

Applicant: Mrs Emma Swift 90 Morningside Drive EDINBURGH United Kingdom EH10 5NT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

104 **Application No:** 21/02436/FULL

Date Decision Issued: 07/12/2021

Ward: Kirkcaldy Central

Proposal: Erection of a domestic outbuilding (retrospective)

Location: 7 St Brycedale Road Kirkcaldy Fife KY1 1ER

Applicant: Mr Danny Canning 7 St Brycedale Road Kirkcaldy Fife KY1 1ER

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

Application Permitted - no conditions

105 **Application No:** 21/03475/FULL

Date Decision Issued: 07/12/2021

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse.

Location: 12 Grieve Street Kirkcaldy Fife KY2 5JS

Applicant: Ms S Thores 12 Grieve Street Kirkcaldy Fife KY2 5JS

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

Application Permitted - no conditions

106 **Application No:** 21/03344/FULL

Date Decision Issued: 13/12/2021

Ward: Kirkcaldy Central

Proposal: Erection of domestic outbuilding

Location: 17 Lady Helen Street Kirkcaldy Fife KY1 1PS

Applicant: Mrs J Aitken 17 Lady Helen Street Kirkcaldy Scotland KY1 1PS

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use from education facility (Class 10) to 39 flatted units (Sui Generis) with ancillary gym including external alterations and associated parking and bin and cycle storage areas and landscaping

Location: Nairn Building Training Centre Adam Smith College Priory Campus Victoria Road Kirkcaldy Fife KY1 2QT

Applicant: Rick Downes 37A Roundcroft Romiley Stockport England SK6 4LS

Agent: Stewart Graham 229 Balgreen Road Edinburgh scotland EH11 2RZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a scheme promoting biodiversity and wildlife habitat, including bat roost boxes and swift nesting boxes, shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter the scheme shall be carried out in accordance with the approved details.
2. Precautionary methods of work will be required to avoid any harm to bats during construction including:
 - Any works to remove slates and timbers, and works to remove walls (where required) should be undertaken with care, by hand.
 - During such works, slates and timbers must be checked for the presence of bats and for signs of bats.
 - If bats or signs of bats are found during works, works must stop and an ecologist should be contacted for advice.
3. Before occupation of the first unit, a Mitigation Statement and Noise Management Plan shall be provided, detailing the proposed acoustic design of the gym. This should achieve a level commensurate to the BS8233 requirements for residential units in the event of a worst case scenario (bedroom criteria of 35dB daytime and 30 dB night-time). Thereafter the scheme shall be carried out in accordance with the approved details.
4. Acoustic trickle vents should be provided in line with Historic Environment Scotland's Short Guide to Sash and Case Windows. A section through the windows, demonstrating how the ventilation would be achieved, should therefore be submitted and approved in writing by this planning authority before works commence, unless otherwise agreed in writing.
5. PRIOR TO THE OCCUPATION OF EACH RESIDENTIAL UNIT, 1 covered, safe and secure cycle parking space shall be provided per dwelling in accordance with current Fife Council Transportation Development Guidelines.
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

7. All replacement stone, which may be required in rubble areas to be raked out, is to be petrographically matched and lime mortar to be used. The build pattern, joint size and profile will also match the existing and any holes and redundant fixtures on the sandstone façade would be repaired by a stonemason.

Reason(s):

1. In the interests of protecting and enhancing biodiversity.
2. To avoid any harm to bats during construction.
3. In the interests of residential amenity, to ensure the future occupants are not adversely affected by noise.
4. In the interests of residential amenity, to ensure the future occupants are not adversely affected by noise. Also in the interests of safeguarding built heritage, to ensure that the existing windows are not significantly adversely impacted.
5. To encourage sustainable transport methods.
6. To ensure all contamination within the site is dealt with.
7. In the interests of safeguarding built heritage, to ensure that the stonework is not significantly adversely impacted.

Ward: Kirkcaldy East

Proposal: Listed building consent for internal and external alterations

Location: Nairn Building Training Centre Adam Smith College Priory Campus Victoria Road Kirkcaldy Fife KY1 2QT

Applicant: Rick Downes 37A Roundcroft Romiley Stockport England SK6 4LS

Agent: Ross Aitken 229 Balgreen Road Edinburgh United Kingdom EH11 2RZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before the properties are occupied, acoustic trickle ventilation should be provided in line with Historic Environment Scotland's Short Guide to Sash and Case Windows, as required by the submitted Noise Impact Assessment (Aval Consulting Group, 2021). A section through the windows, demonstrating how the ventilation would be achieved, should be submitted and approved in writing by this planning authority before works commence, unless otherwise agreed in writing.
2. All replacement stone, which may be required in rubble areas to be raked out, is to be petrographically matched and lime mortar to be used. The build pattern, joint size and profile will also match the existing and any holes and redundant fixtures on the sandstone façade would be repaired by a stonemason.

Reason(s):

1. In the interests of safeguarding built heritage, to ensure that the existing windows are not significantly adversely impacted.
2. In the interests of safeguarding built heritage, to ensure that the stonework is not significantly adversely impacted.

109 **Application No:** 21/02838/FULL

Date Decision Issued: 13/12/2021

Ward: Kirkcaldy East

Proposal: Installation of fence

Location: 60 Loughborough Road Kirkcaldy Fife KY1 3DA

Applicant: Mr Neil Glachan 60 Loughborough Road Kirkcaldy Fife KY1 3DA

Agent: Gillian Glachan 16 Cloanden Place Kirkcaldy Fife KY2 5PA

Application Permitted - no conditions

110 **Application No:** 21/01275/FULL

Date Decision Issued: 16/12/2021

Ward: Kirkcaldy East

Proposal: Change of use from dwellinghouse (Class 9) to office (Class 2) and training space

Location: East Lodge Ravenscraig Park Dysart Road Kirkcaldy Fife KY1 2TA

Applicant: Mr Stewart Christie 2 Middleflat Court Auchtermuchty United Kingdom KY14 7DA

Agent:

Application Permitted - no conditions

111 **Application No:** 19/01755/ADV

Date Decision Issued: 22/12/2021

Ward: Kirkcaldy East

Proposal: Display of 1 no. free standing LED digital display sign

Location: Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

Applicant: Mr Stewart Bauchop Estate Building Gate 3 Victoria Hospital Hayfield Road
KY2 5AH

Agent:

Application Refused

Reason(s):

1. In the interests of safeguarding road and pedestrian safety; the proposed signage by virtue of its proximity to the adjacent signalled crossroads junction would cause a distraction to motorists to the detriment of road and pedestrian safety. The proposal is therefore contrary to Policies 1,3 and 10 of the FIFEplan (2017), Making Fife's Places - Transportation Development Management Guidelines (2015) and Fife Council's Advertising Signs for Businesses (2012).

112Application No: 21/01902/ADV

Date Decision Issued: 22/12/2021

Ward: Kirkcaldy East

Proposal: Advertisement consent for installation of a digital advertisement board

Location: Maiden Advertising Board 189 St Clair Street Kirkcaldy Fife

Applicant: Wildstone Group Limited Barton Hall 29 Gloucester Street Cirencester
Gloucestershire United Kingdom GL7 2DJ

Agent: Kara Harrison 177 West George Street Glasgow Scotland G2 2LB

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Dormer extension to side of dwellinghouse

Location: 7 Hopetoun Place Kirkcaldy Fife KY2 6TY

Applicant: Mr Aaran Gibb 7 Hopetoun Place Kirkcaldy Fife KY2 6TY

Agent: D7 Architecture 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The window included within the hereby approved dormer extension shall be obscurely glazed and shall be maintained as such for the lifetime of the development. Furthermore, any additional window openings within the dormer extension shall require prior approval by Fife Council as Planning Authority.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, three off-street parking spaces shall be provided and shall be maintained as such for the lifetime of the development.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed by neighbouring properties.
2. To ensure adequate provision of off-street car parking.

114 **Application No:** 21/02009/FULL

Date Decision Issued: 14/12/2021

Ward: Kirkcaldy North

Proposal: Change of use from shop (Class 1) to hot food takeaway (sui generis) including installation of flue

Location: 77 - 81 Dollar Crescent Kirkcaldy Fife KY2 6NX

Applicant: Eros Retail Ltd 7 Glass Street Markinch Scotland KY7 6DP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of the emission treatment methods and UV filters to remove odours shall be submitted and approved in writing by Fife Council as Planning Authority. The works specified in the approved scheme must be installed before the hot food takeaway is brought into use, and retained for the lifetime of the development unless otherwise agreed in writing by this Planning Authority.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In order to protect the amenity of nearby residents.
2. In order to protect the amenity of nearby residents.

115 **Application No:** 21/03280/CLP

Date Decision Issued: 17/12/2021

Ward: Kirkcaldy North

Proposal: Certificate of lawfulness (proposed) for external alterations to convert integral garage into habitable accommodation

Location: 7 McIntosh Place Kirkcaldy Fife KY2 6RB

Applicant: Mr & Mrs Karen & Peter Anderson 7 McIntosh Place Kirkcaldy Scotland KY2 6RB

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

Application Permitted - no conditions

116 **Application No:** 21/03354/FULL

Date Decision Issued: 20/12/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 75 Alford Avenue Kirkcaldy Fife KY2 6EU

Applicant: Mrs Emma Woods 75 Alford Avenue Kirkcaldy Scotland ky2 6eu

Agent:

Application Permitted - no conditions

117 **Application No:** 21/01671/FULL

Date Decision Issued: 21/12/2021

Ward: Kirkcaldy North

Proposal: Erection of timber fence (retrospective)

Location: 36 Alloway Drive Kirkcaldy Fife KY2 6DX

Applicant: Mr Thomas Hendry Menzies 36 Alloway Drive Kirkcaldy Fife KY2 6DX

Agent:

Application Permitted - no conditions

118 **Application No:** 20/01452/ADV

Date Decision Issued: 22/12/2021

Ward: Kirkcaldy North

Proposal: Display of free-standing LED signage

Location: Advertising Board Fife Central Retail Park Chapel Park Kirkcaldy Fife

Applicant: Mr Harry Cormie 43a High Street Kirkcaldy Scotland KY1 1LL

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

Application Refused

Reason(s):

1. In the interests of safeguarding road and pedestrian safety; the proposed signage by virtue of its proximity to the adjacent roundabouts would cause an unacceptable distraction to motorists to the detriment of road and pedestrian safety. The proposal is therefore contrary to Policies 1,3 and 10 of the FIFEplan (2017), Making Fife's Places - Transportation Development Management Guidelines (2015) and Fife Council's Advertising Signs for Businesses (2012).

119 **Application No:** 21/03588/FULL

Date Decision Issued: 22/12/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 41 Muirfield Street Kirkcaldy Fife KY2 6SY

Applicant: Mr & Mrs G. Hannah 41 Muirfield Street KIRKCALDY U.K. KY2 6SY

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Planning Permission in Principle for erection of one dwellinghouse with associated garage
Location: Alvista Balcurvie Road Windygates Leven Fife KY8 5DX
Applicant: Mr Mrs Duncan Alvista Balcurvie Road Windygates Scotland KY8 5DX
Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Specified 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 more 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. This plan should be sufficient to identify the land to which it relates and should show the situation of the land in relation to the locality and in relation to neighbouring land;
 - (b) Detailed plans to a scale of not more 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, ground levels, boundary treatments, off-street parking and the bin storage location;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally for walls, windows, roofs and rainwater goods. The construction of the proposal shall also be of non-vulnerable construction due to its location within a statutory explosives outer safeguarding zone and details of this shall also be submitted;
 - (d) Detailed drawings and evidence illustrating the developments' compliance with Fife Councils Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;
 - (e) A supporting statement illustrating the development's compliance with Making Fife's Places Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;
 - (f) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018) , for the avoidance of doubt a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of each of the sites 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.
 - (g) Details including plans showing that visibility splays of 2m x 25m can be provided to the North East and to the South West at both of the proposed new access junctions of the vehicular crossings and the public road and that the visibility splays can be maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be provided prior to the occupation of the proposed dwellinghouse and the first use of the proposed new access to the existing property and shall remain in perpetuity thereafter;
 - (h) Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall show the provision of a hedge on the site which would enable a private garden ground area of at least 100 square metres to be provided.;

(i) Details of the energy efficiency measures and energy generating technologies which would be incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

(j) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

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

2. Prior to the occupation of the proposed dwellinghouse, and before the first use of the proposed access driveway for the existing dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of both driveways to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. The indicative layout plan accompanying the application are hereby not approved.
4. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
3. The details shown on the submitted drawings are not regarded as the best or only solution for the development of this site.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

121 **Application No:** 21/02940/ADV

Date Decision Issued: 02/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Display of one externally illuminated fascia sign, four non-illuminated fascia sign and one externally illuminated menu sign

Location: 45A High Street Leven Fife KY8 4NE

Applicant: Ms Susan Oak Crosshill Community Enterprise Main Street Crosshill United Kingdom KY5 8BJ

Agent: Gillian Glachan 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

122Application No: 21/03062/FULL

Date Decision Issued: 03/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of new and replacement windows

Location: St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

Applicant: Mrs J Cummings St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed rooflight hereby approved shall be of a Conservation type.

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 Upper Largo Conservation Area.

123 **Application No:** 21/03063/LBC

Date Decision Issued: 03/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Listed building consent for installation of new and replacement windows

Location: St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

Applicant: Mrs J Cummings 2 St Andrews Road Upper Largo Fife KY8 6ES

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed rooflight hereby approved shall be of a Conservation type.

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 Upper Largo Conservation Area.

124 **Application No:** 21/03599/CLP

Date Decision Issued: 06/12/2021

Ward: Leven, Kennoway And Largo

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

Location: 19 Levenbank Drive Leven Fife KY8 4FJ

Applicant: Mr Grant Rodger 19 Levenbank Drive Leven Fife KY8 4FJ

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

Application Permitted - no conditions

125Application No: 21/00803/FULL

Date Decision Issued: 14/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations to and part change of use of former bank (Class 2) to form two flatted dwellings (Sui Generis)

Location: 63 - 65 High Street Leven Fife KY8 4NF

Applicant: Mr Michael Morris 63 High Street Leven Scotland KY8 4NF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF ANY OF THE FLATTED DWELLINGS HEREBY APPROVED, the recommended noise mitigation measures in the noise report hereby approved shall have been implemented.

Reason(s):

1. In the interests of residential amenity.

126 **Application No:** 21/02854/FULL

Date Decision Issued: 15/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Proposal for a temporary building for welfare facilities (Temporary Consent for a period of up to 3 years)

Location: Silverburn Park Largo Road Leven Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the temporary building hereby approved shall be removed from the site and the site reinstated to its original condition no later than 3 years from the date of this consent.

Reason(s):

1. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.

127 **Application No:** 21/03058/FULL

Date Decision Issued: 15/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of garage

Location: 74 Halfields Gardens Kennoway Leven Fife KY8 5HL

Applicant: Mr & Mrs Barnes 74 Halfields Gardens Kennoway Scotland KY8 5HL

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

Application Permitted - no conditions

128 **Application No:** 21/03072/FULL

Date Decision Issued: 15/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of rooflights

Location: 47 Main Street Lower Largo Leven Fife KY8 6BN

Applicant: Mr Graham Burgess 47 Main Street Lower Largo Leven Fife KY8 6BN

Agent: Eric Ravenscroft Haworth Cottage 39 Leven Road Lundin Links Leven Fife KY8 6AH

Application Permitted - no conditions

129 **Application No:** 21/03082/FULL **Date Decision Issued:** 15/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 47 Beech Park Leven Fife KY8 5NG

Applicant: Mr Alex Sanders 47 Beech Park Leven Fife KY8 5NG

Agent: Harry Dalglish 15 Beech Park Leven Fife KY8 5NG

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of single dwellinghouse
Location: Laverock Cottage Buckthorns Upper Largo Leven Fife KY8 6EA
Applicant: Mr and Mrs Christopher and Caroline Trotter Buckthorns House Buckthorns Upper Largo Scotland KY8 6EA
Agent: Daniel Johnston Station Yard Station Road Springfield Scotland KY15 5RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 1 No. off street parking space provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. 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. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure all contamination within the site is dealt with.

131 **Application No:** 21/03640/CLP

Date Decision Issued: 21/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (Proposed) for installation of rooflight to flatted dwelling

Location: Upper Flat Glenisla Promenade Leven Fife KY8 4PJ

Applicant: Mr Ross Moreland Upper Flat Glenisla Promenade Leven Fife KY8 4PJ

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

Application Permitted - no conditions

132Application No: 21/03216/FULL

Date Decision Issued: 22/12/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement door, access ramp and canopy

Location: Cameron Hospital Cameron Bridge Cameron Road Windygates Leven Fife KY8 5RR

Applicant: Mr Athol Murray Cameron Administration Building Cameron Hospital Cameron Road Windygates Scotland KY8 5RR

Agent: Gary Tonner Fort Street House 63 Fort Street Broughty Ferry Dundee United Kingdom DD5 2AB

Application Permitted - no conditions

133 **Application No:** 21/02639/FULL

Date Decision Issued: 30/11/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Installation of automated dispenser unit and associated access gate to side of shop

Location: 67 Bank Street Lochgelly Fife KY5 9QN

Applicant: Mr Mahyar Nickkho-Amiry Head Office 67 Bank Street Lochgelly KY5 9QN

Agent: Gary Gourlay 18 Grange Road Burntisland KY3 0HH

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Formation of pathways with associated landscaping works
Location: Land To The East Of Jamphlars Court Bowhill Cardenden Fife
Applicant: Ogilvie Construction Ogilvie House 200 Glasgow Road Stirling UK FK7 8ES
Agent: Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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.

135 **Application No:** 21/03154/CLE

Date Decision Issued: 13/12/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of lawfulness (existing) for use of domestic outbuilding as dog grooming business (Class 2)

Location: 33 Montrose Crescent Lochore Lochgelly Fife KY5 8EA

Applicant: Mr Derek Davidson 33 Montrose Crescent Lochore Lochgelly Fife KY5 8EA

Agent:

Application Permitted - no conditions

136 **Application No:** 21/02980/FULL

Date Decision Issued: 14/12/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from community office (Class 4) to flatted dwelling (Sui Generis)

Location: 42 Rosewell Drive Lochore Lochgelly Fife KY5 8DP

Applicant: Ore Valley Housing Association 114-116 Station Road Cardenden United Kingdom KY5 0BW

Agent: Steven Hillis Centrum Building 38 Queen Street Glasgow United Kingdom G1 3DX

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Renewal of planning permission in principle 18/02517/PPP for erection of dwellinghouse
Location: Land Between 1 And 3 Ballingry Lane Lochgelly Fife
Applicant: Mr David Mazzoni 47 Main Street Lochgelly Fife KY5 9AG
Agent:

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 Making Fife's Places Supplementary Guidance (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
2. Prior to the occupation of the dwelling, vehicular access to the site shall be as per the layout shown on Drawing No 5895_SK_104.
3. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
4. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
5. Prior to the occupation of the dwelling, off-street parking shall be provided in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
6. BEFORE ANY WORKS START ON SITE, further intrusive site investigation works relating to coal mining legacy issues shall be undertaken on site. The nature and full extent of these works shall be agreed with the Coal Authority before any site investigation works are carried out. The results of these investigations along with any remedial works required shall be submitted in a report for the prior written approval Fife Council as Planning Authority. Thereafter any remedial works required shall be carried out in full prior to any development works on site.
7. 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.

8. The dwellinghouse hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouse hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interest of road safety; to ensure the provision of an adequate access location to the site.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. To ensure the safety and stability of the completed development.
7. To ensure all contamination within the site is dealt with.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Listed Building Consent for internal and external alterations to form 10 flatted dwellings
Location: 20 Main Street Bowhill Cardenden Lochgelly Fife KY5 0BJ
Applicant: Ore Valley Housing Association 114-116 Station Road Cardenden UK KY5 0BW
Agent: Jennifer Rooney Centrum Building 38 Queen Street Glasgow Scotland G1 3DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All external repairs to the building shall be carried out using finishing materials which match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority. A sample of the proposed materials for all external repairs shall be submitted for the written approval of the Planning Authority PRIOR TO ANY WORKS COMMENCING ON SITE.
2. PRIOR TO ANY WORKS COMMENCING ON SITE, samples of the external construction materials finishes (in particular relating to the roof, skews, render and cladding) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the development shall be constructed and finished in full accordance with the agreed samples prior to occupation.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, revised plans which details the use of natural slate rooftiles and clay ridge tiles to replace the existing roof tiles of the listed building shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be constructed and finished in full accordance with the agreed natural slate rooftiles and clay ridge tiles.
4. PRIOR TO ANY WORKS COMMENCING ON SITE, full specification and methodology for the façade retention scheme including a structural engineer's report and details of temporary propping and stabilization of the facades, during both demolition and construction stages shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the demolition and construction shall be carried out in accordance with the approved scheme.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.
4. In the interests of protecting the facades of the listed building which are to be retained.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Change of use from miners institute to 10 affordable flatted dwellings including alterations, extension and formation of access and parking
Location: 20 Main Street Bowhill Cardenden Lochgelly Fife KY5 0BJ
Applicant: Ore Valley Housing Association 114-116 Station Road Cardenden UK KY5 0BW
Agent: Jennifer Rooney Centrum Building 38 Queen Street Glasgow Scotland G1 3DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All external repairs to the building shall be carried out using finishing materials which match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority. A sample of the proposed materials for all external repairs shall be submitted for the written approval of the Planning Authority PRIOR TO ANY WORKS COMMENCING ON SITE.
2. PRIOR TO ANY WORKS COMMENCING ON SITE, samples of the external construction materials finishes (in particular relating to the roof, skews, render and cladding) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the development shall be constructed and finished in full accordance with the agreed samples prior to occupation.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, revised plans which details the use of natural slate rooftiles and clay ridge tiles to replace the existing roof tiles of the listed building shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be constructed and finished in full accordance with the agreed natural slate rooftiles and clay ridge tiles.
4. PRIOR TO ANY WORKS COMMENCING ON SITE, full specification and methodology for the façade retention scheme including a structural engineer's report and details of temporary propping and stabilization of the facades, during both demolition and construction stages shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the demolition and construction shall be carried out in accordance with the approved scheme.
5. PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING, a total of 9 no. off-street parking spaces, including one accessible space and one electric vehicle charging space, shall be provided within the site in accordance with drawing P-19-AG0086_A2002 (rev. 1) (Planning Authority ref. 03A). The parking spaces shall be retained through the lifetime of the development for the purposes of off-street parking
6. PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
7. PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING, visibility splays of 2.4m x 25m shall be provided at the junction of the proposed vehicular access with Kirkburn Drive. The splays shall be maintained clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines for the lifetime of the development.
8. PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING, there shall be provided within the site cycle storage facilities in accordance with the current Parking Standards contained within the SCOTS National Roads Development Guide incorporating the Fife Council Regional Variations. Thereafter, the cycle storage facilities shall be retained on site for the lifetime of development.
9. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, plants and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
FOR THE AVOIDANCE OF DOUBT, all planting shall be native species.
10. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the

management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

11. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full PRIOR TO THE FIRST OCCUPATION OF THE FIRST FLATTED DWELLING and thereafter maintained in full working order for the lifetime of the development.
12. BEFORE ANY WORKS START ON SITE, full details (including brochure samples) of the solar PV panels shall be submitted for the written approval of the Planning Authority. Once agreed, these solar PV panels shall be installed per the manufacturer's instructions prior to the occupation of the first flatted dwelling. Thereafter, the solar PV panels shall be retained for the lifetime of the development.
13. 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.

14. 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 13. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all 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.

15. 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.

16. THE RESIDENTIAL UNITS HEREBY APPROVED, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such for the lifetime of the development unless otherwise agreed by the express prior consent in writing of 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 listed building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.
4. In the interests of protecting the facades of the listed building which are to be retained.
5. In the interests of road safety; to ensure the provision of an adequate off street parking facilities.
6. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
7. In the Interest of road safety; to ensure the provision of adequate design.
8. To ensure the provision of adequate cycle parking provision.
9. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
10. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
11. In the interests of ensuring appropriate handling of surface water.
12. In the interests of sustainability; to ensure the development meets the carbon reduction targets currently in place.
13. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
14. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
15. To ensure all contamination within the site is dealt with.
16. In order to define the terms of the consent.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of extension to bakery facility including associated infrastructure
Location: Orwell Bakery Loanhead Avenue Lochore Lochgelly Fife KY5 8DD
Applicant: S M Bayne & Co Ltd Orwell Bakery Loanhead Avenue Lochore Scotland KY5 8DD
Agent: Tom Muirhead 38 Walker Terrace Tillicoultry Scotland FK13 6EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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.

- 2.
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.

4. The total noise from all plant, machinery or equipment associated with this development shall be designed to specifications that comply 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.

5. Prior to the occupation of the extended part of the premises, there shall be provided within the curtilage of the site 17 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines.
6. BEFORE ANY WORKS COMMENCE ON SITE; full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In order to protect the amenity of nearby residents.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.

141 **Application No:** 21/02986/FULL

Date Decision Issued: 21/12/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single-storey extension to side and front of dwellinghouse and formation of access ramps to front and rear of property

Location: 51 Park Street Crosshill Lochgelly Fife KY5 8BH

Applicant: Mr and Mrs Patrick Rafferty 51 Park Street Crosshill Scotland KY5 8BH

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

Application Permitted - no conditions

142Application No: 21/02485/FULL

Date Decision Issued: 30/11/2021

Ward: Rosyth

Proposal: Single storey extension to rear and enlargement of window to front of dwellinghouse

Location: 14 Charles Logan Place Rosyth Dunfermline Fife KY11 2QP

Applicant: Mr And Mrs E Cameron 14 Charles Logan Place Rosyth KY11 2QP

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

143 **Application No:** 21/02874/LBC

Date Decision Issued: 30/11/2021

Ward: St. Andrews

Proposal: Listed building consent for external alterations including installation of 1 no illuminated fascia sign and 1 no non-illuminated projecting sign

Location: 28 Bell Street St Andrews Fife KY16 9UX

Applicant: Rettie & Co 11 Wemyss Place Edinburgh Scotland EH3 6DH

Agent: Darran Courtney 95 West Regent Street Glasgow UK G2 2BA

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Two storey extension to side of dwellinghouse
Location: 3 Newmill Gardens St Andrews Fife KY16 8RY
Applicant: Mr & Mrs C McKenzie 3 Newmill Gardens St. Andrews Scotland KY16 8RY
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

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.

2. FOR THE AVOIDANCE OF DOUBT, no additional first floor window openings shall be created on the west elevation of the extension hereby approved at a later date without the express consent of the Planning Authority.

Reason(s):

1. To ensure remediation works are carried out to the agreed protocol.
2. In the interests of safeguarding the residential amenity of the neighbouring property.

145 **Application No:** 21/03150/LBC

Date Decision Issued: 01/12/2021

Ward: St. Andrews

Proposal: Listed building consent for replacement window trickle vents and internal alterations (part retrospective)

Location: Kincaple House Kincaple St Andrews Fife KY16 9SH

Applicant: Mr R McLachlan Kincaple House Kincaple St Andrews Fife KY16 9SH

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 1 Baker Lane St Andrews Fife KY16 9PJ

Applicant: Mrs Elizabeth Wickens 1 Baker Lane St Andrews United Kingdom KY16 9PJ

Agent: Ronan McGirr 13 Park Avenue Dunfermline United Kingdom KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS TO THE WINDOWS COMMENCE ON SITE, details of the obscure glazing shall be submitted to the Planning Authority for prior approval in writing.

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

Reason(s):

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

147 **Application No:** 21/03148/FULL

Date Decision Issued: 02/12/2021

Ward: St. Andrews

Proposal: Installation of dormer extension to side of dwellinghouse

Location: 35 Claybraes St Andrews Fife KY16 8RS

Applicant: Ms Susan Hill 35 Claybraes St Andrews Fife KY16 8RS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON THE DORMER, the colour finish of its timber cladding shall be submitted for prior approval in writing by the Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external colour finish is appropriate to the character of the area.

148 **Application No:** 21/03202/FULL

Date Decision Issued: 03/12/2021

Ward: St. Andrews

Proposal: Re-roofing and replacement rainwater goods

Location: 4 Albany Place St Andrews Fife KY16 9HH

Applicant: Mr Nick Kordowski 39 Strachan Road Edinburgh Scotland EH4 3RQ

Agent: Robert Jack 3 Brick Row Gladsmuir East Lothian Scotland EH33 1EE

Application Permitted - no conditions

149 **Application No:** 21/03270/FULL

Date Decision Issued: 03/12/2021

Ward: St. Andrews

Proposal: Repair works to wall

Location: Cockshaugh Park Hepburn Gardens St Andrews Fife

Applicant: St Andrews Pilgrim Foundation Kinburn Castle Doubledykes Road St Andrews
UK KY16 9DR

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Installation of a Sustainable Urban Drainage System (SUDS) basin with associated works including landscaping and fencing (Land at The North Haugh adjacent to A91/Petheram roundabout)
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: David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

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.

151 **Application No:** 21/02812/FULL

Date Decision Issued: 14/12/2021

Ward: St. Andrews

Proposal: Installation of 1no. CCTV camera and 2no. signs

Location: College Gate North Street St Andrews Fife KY16 9AJ

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

152 **Application No:** 21/02813/LBC

Date Decision Issued: 14/12/2021

Ward: St. Andrews

Proposal: Listed Building Consent for the intallation of CCTV camera and 2no. signage

Location: College Gate North Street St Andrews Fife KY16 9AJ

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

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

Application Permitted - no conditions

153 **Application No:** 21/02606/FULL

Date Decision Issued: 15/12/2021

Ward: St. Andrews

Proposal: Erection of bin store

Location: Malory House 33 The Walled Gardens Abbey Park Avenue St Andrews Fife
KY16 9JW

Applicant: Mr Stephen Blair Eagle Street 7 Craighall Business Park Glasgow Scotland
G4 9XA

Agent:

Application Permitted - no conditions

154 **Application No:** 21/03414/LBC

Date Decision Issued: 15/12/2021

Ward: St. Andrews

Proposal: Listed building consent for installation of replacement windows

Location: 1 Baker Lane St Andrews Fife KY16 9PJ

Applicant: Mrs Elizabeth Wickens 1 Baker Lane St Andrews Fife KY16 9PJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS TO THE WINDOWS COMMENCE ON SITE, details of the obscure glazing shall be submitted to the Planning Authority for prior approval in writing.

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

Reason(s):

1. In 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.

155 **Application No:** 21/03051/FULL

Date Decision Issued: 16/12/2021

Ward: St. Andrews

Proposal: Alterations and two storey extension to side and rear of dwellinghouse

Location: 21 Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Claire Pattulo 21 Kilrymont Road St Andrews Fife KY16 8DE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPED, three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines. The parking spaces shall be retained through the life of the development.

Reason(s):

1. To ensure the provision of adequate off-street parking facilities.

156 **Application No:** 21/03265/LBC

Date Decision Issued: 17/12/2021

Ward: St. Andrews

Proposal: Listed Building Consent for alterations to internal layout

Location: 13 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Applicant: Mr Shen Zhang Southgait Hall 13 Southgait Hall 118 South Street St. Andrews
Scotland KY16 9QD

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Erection of workshop

Location: Botanic Gardens Canongate St Andrews Fife

Applicant: St. Andrews Botanic Garden Trust St. Andrews Botanic Garden Canongate
St.Andrews Scotland KY16 8RT

Agent: Ellen Carrick 13 Bath Street Glasgow Scotland G2 1HY

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.

158 **Application No:** 21/03427/FULL

Date Decision Issued: 22/12/2021

Ward: St. Andrews

Proposal: Change of use from HMO (3 persons) to HMO (4 persons)

Location: 75 Lamond Drive St Andrews Fife KY16 8DD

Applicant: Mr Tahar Akmuoussi 99 Route Nationale Grand Rocher Cap-Caxine Algiers
16085

Agent: Susan Laing 114 South Street St Andrews Scotland KY16 9QD

Application Permitted - no conditions

159 **Application No:** 21/03378/FULL

Date Decision Issued: 29/11/2021

Ward: Tay Bridgehead

Proposal: Change of use from blacksmith workshop (Class 4) to ancillary domestic store (Class 9)

Location: Forgehead Smithy Road Balmullo St Andrews Fife KY16 0BG

Applicant: Mr David Wilson Forgehead Smithy Road Balmullo St Andrews United Kingdom KY16 0BG

Agent: Norman Gibb 22A School Road Balmullo St Andrews UK KY16 0BD

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Planning permission in principle for the erection of a dwellinghouse and garage
Site: Land at St Fort, Newport on Tay
Location: Land To The North Of Hawkhead House St Fort Fife
Applicant: Mr and Ms Ralph and Evelyn Webster and Hardie Sandford House St Fort Cupar United Kingdom KY15 4SX
Agent: David 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 Specified 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 more 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. This plan should be sufficient to identify the land to which it relates and should show the situation of the land in relation to the locality and in relation to neighbouring land;

(b) Detailed plans to a scale of not more 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, ground levels, boundary treatments, off-street parking and the bin storage location;

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally for walls, windows, roofs and rainwater goods. The construction of the proposal shall also be of non-vulnerable construction due to its location within a statutory explosives outer safeguarding zone and details of this shall also be submitted;

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

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

(f) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

(g) Details of the energy efficiency measures and energy generating technologies which would be incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

(h) Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall show the provision of a hedge on the site which would enable a private garden ground area of at least 100 square metres to be provided.

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

2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. Prior to the occupation of the proposed dwellinghouse, visibility splays of 6 metres by 105 metres to the north and 6m by 135m to the south, as shown on Drawing No. L(10)10 Rev B, shall be provided at the junction of the

private access with the public road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent public road channel levels.

4. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 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.
5. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
6. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.
7. 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.
8. 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 (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.
9. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
4. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interests of ecology, to minimise disruption within the bird nesting season.
7. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
8. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

161 **Application No:** 21/03085/FULL

Date Decision Issued: 02/12/2021

Ward: Tay Bridgehead

Proposal: Two storey extension to front of dwellinghouse

Location: 41 Pitcairn Park Leuchars St Andrews Fife KY16 0HA

Applicant: Mr Gary Spence 41 Pitcairn Park Leuchars St Andrews Fife KY16 0HA

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

Application Permitted - no conditions

162 **Application No:** 21/02836/OBL

Date Decision Issued: 03/12/2021

Ward: Tay Bridgehead

Proposal: Discharge of Planning Obligation (04/03154/EFULL) relating to occupancy of dwellinghouse

Location: Old Smithy Workshop 9 Smithy Road Balmullo St Andrews Fife KY16 0BG

Applicant: Mr And Mrs Wilson 5A Gladney Ceres Fife

Agent: Norman Gibb Architect 22A School Road Balmullo Fife KY16 0ED

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Planning Permission in Principle for erection of two dwellinghouses with associated access and parking
Location: Land To The South Of Number 13 Shanwell Road Tayport Fife
Applicant: Scotsraig Golf Club 2 Golf Road Tayport Fife Scotland DD6 9DZ
Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Specified 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 more 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. This plan should be sufficient to identify the land to which it relates and should show the situation of the land in relation to the locality and in relation to neighbouring land;
 - (b) Detailed plans to a scale of not more 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, ground levels, boundary treatments, off-street parking and the bin storage location;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally for walls, windows, roofs and rainwater goods and bin storage. The construction of the proposal shall also be of non-vulnerable construction due to its location within a statutory explosives outer safeguarding zone and details of this shall also be submitted;
 - (d) Detailed drawings and evidence illustrating the developments' compliance with Fife Councils Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;
 - (e) A supporting statement illustrating the development's compliance with Making Fife's Places Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;
 - (f) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018) , for the avoidance of doubt a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of each of the sites 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.
 - (g) Details including plans showing that visibility splays of 2m x 25m can be provided to the North East and to the South West at both of the proposed new access junctions of the vehicular crossings and the public road and that the visibility splays can be maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be provided prior to the occupation of the proposed dwellinghouse and the first use of the proposed new access to the existing property and shall remain in perpetuity thereafter;
 - (h) Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall show the provision of a hedge on the site which would enable a private garden ground area of at least 100 square metres to be provided.;

(i) Details of the energy efficiency measures and energy generating technologies which would be incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

(j) Details of SuDS and appropriate documentation, including check certificates, in line with Fife Council's Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note. (A preliminary submission of a SEPA SIA tool and completed SUDS certifications 1 & 2). The recommendations in the submitted Flood Risk Assessment to raise the level of a low point in the north east area of the site is unacceptable as it could displace water to the adjoining land. A positive drainage solution should therefore be designed and submitted at approval by condition stage.

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

2. Prior to the occupation of the first dwellinghouse, the construction of the vehicular crossing over the roadside verge shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
3. Prior to the occupation of each of the proposed dwellinghouses, the first two metre length of the each of the driveways to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. The dwellinghouses provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
5. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
6. The indicative layout plan accompanying the application are hereby not approved.

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 interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety to ensure that no deleterious material is dragged on to the public road.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
5. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
6. The details shown on the submitted drawings are not regarded as the best or only solution for the development of this site.

164 **Application No:** 21/02997/FULL

Date Decision Issued: 06/12/2021

Ward: Tay Bridgehead

Proposal: Alterations and extension to dwellinghouse

Location: Farmhouse Cast Leuchars St Andrews Fife KY16 0DP

Applicant: Mr and Mrs Harry and Jill Black Farmhouse Cast Leuchars St Andrews Fife
KY16 0DP

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Display of 32 no flags and 3 no hoarding signs

Location: Land To The North And South Of Forgan Drive Drumoig Fife

Applicant: - Kirkwood Homes Technical Kirkwood Business Park Sauchen Inverurie
United Kingdom AB51 7LE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the flags and signage hereby approved shall be removed from the site within 5 years from the date of this consent.
2. The flags and signs shall be positioned on land that is solely within ownership of the applicant and shall not be positioned in any Fife Council adopted verges or footways. The signs and Flags must be set at a minimum distance of 450mm from any adopted verge or footway.

Reason(s):

1. In the interests of visual and residential amenity, to ensure that the signage does not cause any additional impact on the visual amenity of the housing site or impact on the residential amenity of the future residents.
2. In the interest of road and pedestrian safety; to ensure that there is no obstruction to pedestrians or drivers.

Ward: West Fife And Coastal Villages

Proposal: Formation of agricultural access including erection of gate and fence.

Location: Land To West Of 30 Erskine Brae Culross Fife

Applicant: Mr Robert Nelson Blair Mains Farm Culross Dunfermline Scotland ky12 8jw

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All trees existing on the site at the date of this decision shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
2. 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 (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.

Reason(s):

1. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
2. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

167 **Application No:** 21/02260/CLP

Date Decision Issued: 06/12/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for use of B&B/therapy centre/dwellinghouse as short term holiday let

Location: Cherry Tree Lodge Balgonar Saline Dunfermline Fife KY12 9TA

Applicant: Mr Mark Baugh Cherry Tree Lodge Saline Dunfermline Untied Kingdom KY12 9TA

Agent:

Application Permitted - no conditions

168 **Application No:** 21/02556/FULL

Date Decision Issued: 14/12/2021

Ward: West Fife And Coastal Villages

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

Location: 19 Woodhead Street High Valleyfield Dunfermline Fife KY12 8SQ

Applicant: Mr Barry Paton 19 Woodhead Street High Valleyfield Dunfermline Fife KY12 8SQ

Agent:

Application Permitted - no conditions

169 **Application No:** 21/03431/APN

Date Decision Issued: 14/12/2021

Ward: West Fife And Coastal Villages

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

Location: Land Adjacent To Devonside Farm Devonside Saline Fife

Applicant: Mrs Morna Anne Cuthbert Ardoch House Claysyke farm Fossoway Kinross
United Kingdom KY13 0UP

Agent:

Application Permitted - no conditions

170 **Application No:** 21/02460/FULL

Date Decision Issued: 20/12/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Kirk Brae Kincardine Alloa Fife FK10 4PX

Applicant: Ms J. MacKay 12 Kirk Brae Kincardine U.K. FK10 4PX

Agent: John Baddeley 38 Carronvale Road Larbert Scotland FK5 3LG

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of garage

Location: 4 Sawmill Cottages 11 Main Street Comrie Dunfermline Fife KY12 9HD

Applicant: Mr Michael Rhodes 11 Main Street Comrie UK KY12 9HD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

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.