



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 1/24/2022 - 2/20/2022**

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

1 **Application No:** 21/03773/FULL      **Date Decision Issued:** 01/02/2022

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Single storey extension to the side and rear of dwellinghouse

**Location:** 4 Cherry Court Methil Leven Fife KY8 2HH

**Applicant:** Mr Neal Fraser 4 Cherry Court Methil Fife KY8 2HH

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

**Application Permitted - no conditions**

2 **Application No:** 21/03923/CLP **Date Decision Issued:** 26/01/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Certificate of Lawfulness (Proposed) for alteration to existing window to form French doors and installation of replacement window

**Location:** 7 Greenmount Road North Burntisland Fife KY3 9JQ

**Applicant:** Ms Marie Gibb 7 Greenmount Road North Burntisland Fife KY3 9JQ

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

**Application Permitted - no conditions**

3 **Application No:** 21/02725/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Formation of raised platform (retrospective)

**Location:** 8 Urquhart Court Kirkcaldy Fife KY2 5TX

**Applicant:** Mrs Rebecca Lachenmaier 8 Urquhart Court Kirkcaldy Fife KY2 5TX

**Agent:**

**Application Permitted - no conditions**

4 **Application No:** 21/03314/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Installation of 18 nos. berth pontoon with associated pitching works

**Location:** Seahaven Pontoon East Dock Harbour Place Burntisland Fife

**Applicant:** Mr Steve Donaghue BSC Clubhouse Forth Place Burntisland Scotland KY3  
9DQ

**Agent:**

**Application Permitted - no conditions**

5 **Application No:** 21/03561/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Single storey extension to side and erection of canopy to front of dwellinghouse

**Location:** 4 Haugh Road Burntisland Fife KY3 0BZ

**Applicant:** Mr and Mrs James and Jane McLean 4 Haugh Road Burntisland Fife KY3 0BZ

**Agent:** Lorraine Hamilton Dixon 1 Riverview Terrace Grahamsdyke Road Bo'ness  
West Lothian EH51 9ED

**Application Permitted - no conditions**

6 **Application No:** 21/03581/LBC **Date Decision Issued:** 01/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed building consent for installation of 18 nos. berth pontoon with associated pitching works

**Location:** Seahaven Pontoon East Dock Harbour Place Burntisland Fife

**Applicant:** Mr Steve Donaghue BSC Clubhouse Forth Place Burntisland Scotland KY3 9DQ

**Agent:**

**Application Permitted - no conditions**

7 **Application No:** 21/03914/CLP **Date Decision Issued:** 04/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

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

**Location:** 5 Geds Mill Close Burntisland Fife KY3 0BF

**Applicant:** Mr Damian Purcell 5 Geds Mill Close Burntisland Fife KY3 0BF

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

**Application Permitted - no conditions**



8 **Application No:** 21/02688/FULL **Date Decision Issued:** 17/02/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Change of use from woodland to outdoor education site ancillary to day nursery (Class 10) and erection of associated shelter and toilet buildings and fence/gate (all retrospective)

**Location:** Kinghorn Loch Fife

**Applicant:** Mrs Laura Stewart Forest hut 16 Woods Kinghorn Loch Kinghorn Scotland KY3 9YG

**Agent:** James Clydesdale The Studio 11 Mortonhall Road James Clydesdale Edinburgh United Kingdom EH9 2HS

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The outdoor education site hereby approved shall not be used other than by children using the day nursery in the existing building with the current address 48, Aberdour Road, Burntisland, Fife KY3 0EN and its staff.
2. Access to and egress from the site hereby approved shall not be other than by non-vehicular means from/to the car park shown in the plans and particulars hereby approved.

### **Reason(s):**

1. To ensure proper control of the development, in the interests of good planning.
2. To ensure proper control of the development, in the interests of good planning.

9 **Application No:** 21/02519/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Cowdenbeath

**Proposal:** Change of use from detached domestic outbuilding to form ancillary self-contained residential accommodation/store to rear of dwellinghouse

**Location:** 34 Manse Road Crossgates Cowdenbeath Fife KY4 8DB

**Applicant:** Mr E Main 34 Manse Road Crossgates KY4 8BD

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The ancillary self-contained accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse, 34 Manse Road, Crossgates, and shall not be sold or let as a permanent separate dwellinghouse.

**Reason(s):**

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

10 **Application No:** 21/02970/FULL      **Date Decision Issued:** 01/02/2022

**Ward:** Cowdenbeath

**Proposal:** Erection of domestic outbuilding to rear of flat (retrospective)

**Location:** 72 Oakfield Street Kelty Fife KY4 0BX

**Applicant:** Mrs Emma Flett 72 Oakfield Street Kelty KY4 0BX

**Agent:**

**Application Permitted - no conditions**

11 **Application No:** 21/03747/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Cowdenbeath

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** 8 Blair Drive Kelty Fife KY4 0DR

**Applicant:** Mr William Connelly 8 Blair Drive Kelty KY4 0DR

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

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

**Reason(s):**

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

12 **Application No:** 21/03790/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Cowdenbeath

**Proposal:** Single storey extension and blocking up of garage door and installation of windows to front, and installation of replacement window and doors to rear of dwellinghouse

**Location:** 90 Limepark Crescent Kelty Fife KY4 0FH

**Applicant:** Mr Eddie O'Donnell 90 Limepark Crescent Kelty KY4 0FH

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted - no conditions**

13 **Application No:** 21/03781/CLP

**Date Decision Issued:** 04/02/2022

**Ward:** Cowdenbeath

**Proposal:** Certificate of Lawfulness - Proposed for formation of door from window to rear elevation

**Location:** 30 Main Street Crossgates Cowdenbeath Fife KY4 8AJ

**Applicant:** Mr And Mrs B And C Christie 30 Main Street Crossgates Cowdenbeath Fife KY4 8AJ

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

**Application Permitted - no conditions**

14 **Application No:** 21/02917/FULL      **Date Decision Issued:** 17/02/2022

**Ward:** Cowdenbeath

**Proposal:** Alterations to front windows

**Location:** 12 Main Street Kelty Fife KY4 0AA

**Applicant:** Mr Savas Kilic 12 Main Street Kelty United Kingdom KY4 0AA

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted - no conditions**

15 **Application No:** 21/03371/ADV

**Date Decision Issued:** 25/01/2022

**Ward:** Cupar

**Proposal:** Installation of 1 no. illuminated fascia sign

**Location:** Former Reekie Group Garage South Road Cupar Fife

**Applicant:** Nimbus Beds Ltd 12 Strathore Bussiness Park Thornton Scotland KY1 4EH

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the extent of illumination to the fascia sign hereby approved shall comply with the Lighting Strategy required under condition 12 of approval 18/00978/FULL.

**Reason(s):**

1. In the interests of protecting residential amenity.



16 **Application No:** 21/03331/CLP

**Date Decision Issued:** 31/01/2022

**Ward:** Cupar

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** Kintrae 9 Ferryfield Cupar Fife KY15 5DG

**Applicant:** Mr Colin and Win Maclean Kintrae 9 Ferryfield Cupar Fife KY15 5DG

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

**Application Permitted - no conditions**

17 **Application No:** 21/03596/LBC

**Date Decision Issued:** 09/02/2022

**Ward:** Cupar

**Proposal:** Listed Building Consent for repair works to boundary wall

**Location:** Cults Cemetery Kirkton Of Cults Cults Pitlessie Cupar Fife KY15 7TE

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

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

**Application Permitted - no conditions**

18 **Application No:** 21/03597/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Cupar

**Proposal:** Repair works to boundary wall

**Location:** Cults Cemetery Kirkton Of Cults Cults Pitlessie Cupar Fife KY15 7TE

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

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

**Application Permitted - no conditions**

19 **Application No:** 21/03529/FULL **Date Decision Issued:** 14/02/2022

**Ward:** Cupar

**Proposal:** Erection of replacement wall

**Location:** Fluthers Car Park East Burnside Cupar Fife

**Applicant:** Scottish Power Energy Networks SPEN Substation wall Castlefield Cupar Fife  
KY15 4BH

**Agent:** Andrew Orr Unit 9000 Gower Street Glasgow Scotland G51 1PR

**Application Permitted - no conditions**

20 **Application No:** 21/03716/LBC

**Date Decision Issued:** 17/02/2022

**Ward:** Cupar

**Proposal:** Installation of ground mounted solar array in garden, installation of replacement door, rooflight and internal alterations to dwellinghouse

**Location:** Kilninian House Kemback Cupar Fife KY15 5TS

**Applicant:** Prof Philip Esler Kilninian House Kemback Cupar UK KY15 5TS

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

**Application Permitted - no conditions**

21 **Application No:** 21/03717/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** Cupar

**Proposal:** Installation of ground mounted solar array in garden, installation of replacement door and new rooflight to dwellinghouse

**Location:** Kilninian House Kemback Cupar Fife KY15 5TS

**Applicant:** Prof Philip Esler Kilninian House Kemback Cupar Fife KY15 5TS

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

**Application Permitted - no conditions**

**Ward:** Cupar

**Proposal:** Erection of dwellinghouse

**Location:** Springfield Parish Church Manse Road Springfield Cupar Fife KY15 5RY

**Applicant:** Mr and Mrs Weinberger Millhouse Dura Den Cupar Scotland KY15 5TJ

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the first occupation of the proposed 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.
2. Prior to the first occupation of the proposed dwellinghouse, the vehicular access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the adjacent road shall be constructed in a paved material (not concrete slabs).
3. Prior to the first occupation of the proposed dwellinghouse, 2 No. off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the adjacent road and thereafter maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
5. The total noise from the hereby approved air source heat pump shall be such that any associated noise complies with NR 25 in bedrooms, of the nearest noise sensitive properties during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any neighbouring noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
6. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

**Reason(s):**

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction 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 adjacent road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In order to safeguard residential amenity.
6. To protect the residential amenity of the surrounding dwellinghouses.

23 **Application No:** 21/02739/FULL **Date Decision Issued:** 25/01/2022

**Ward:** Dunfermline Central

**Proposal:** Erection of fence, shed, raised platform and pergola (retrospective)

**Location:** 60 Kingfisher Place Dunfermline Fife KY11 8JJ

**Applicant:** Mr L Airley 60 Kingfisher Place Dunfermline Fife KY11 8JJ

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

**Application Permitted - no conditions**



24 **Application No:** 21/01892/FULL

**Date Decision Issued:** 26/01/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use from shop (Class 1) to dessert shop (Class 3) and installation of replacement door (retrospective)

**Location:** 23 New Row Dunfermline Fife KY12 7EA

**Applicant:** Mr Adnan Waheed 23 New Row Dunfermline United Kingdom KY12 7EA

**Agent:**

**Application Permitted - no conditions**

25 **Application No:** 21/03116/LBC

**Date Decision Issued:** 26/01/2022

**Ward:** Dunfermline Central

**Proposal:** Listed building consent for installation of replacement roofing

**Location:** The Glen Pavilion Pittencrieff Park Dunfermline Fife KY12 8QH

**Applicant:** Fife Council Fife Council Fife House Glenrothes

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, a sample of the single-ply membrane shall be submitted for the written approval of 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.

26 **Application No:** 21/03122/FULL

**Date Decision Issued:** 26/01/2022

**Ward:** Dunfermline Central

**Proposal:** Installation of replacement roofing to front

**Location:** The Glen Pavilion Pittencrieff Park Dunfermline Fife KY12 8QH

**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 with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, a sample of the single-ply membrane shall be submitted for the written approval of 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 the Pittencrieff Park Garden and Designated Landscape, within which the site is located.

27 **Application No:** 21/03777/CLP

**Date Decision Issued:** 26/01/2022

**Ward:** Dunfermline Central

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

**Location:** 94 Garvock Hill Dunfermline Fife KY12 7RN

**Applicant:** Mr Iain Thomson 94 Garvock Hill Dunfermline Fife KY12 7RN

**Agent:** Brian Menmuir 18 Drumlanrig Place Larbert United Kingdom FK5 4UN

**Application Permitted - no conditions**

28 **Application No:** 21/02789/FULL      **Date Decision Issued:** 31/01/2022

**Ward:** Dunfermline Central

**Proposal:** Porch extension to front of dwellinghouse

**Location:** 130 Woodmill Crescent Dunfermline Fife KY11 4AJ

**Applicant:** Mr & Mrs John Drylie 130 Woodmill Crescent Dunfermline UK KY11 4AJ

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

**Application Permitted - no conditions**

29 **Application No:** 21/03695/FULL      **Date Decision Issued:** 31/01/2022

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 21 Braemar Drive Dunfermline Fife KY11 8ES

**Applicant:** Mrs Fiona Chalmers 21 Braemar Drive Dunfermline KY11 8ES

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

**Application Permitted - no conditions**

30 **Application No:** 21/02754/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Dunfermline Central

**Proposal:** Two storey extension to side of dwellinghouse

**Location:** 47 Morar Road Crossford Dunfermline Fife KY12 8XY

**Applicant:** Mr Cameron Kerr 47 Morar Road Crossford Dunfermline Fife KY12 8XY

**Agent:** Sean Mitchell Abtel Building Pitreavie Drive Pitreavie Business Park  
Dunfermline Scotland KY11 8US

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the extended part 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. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the extended part of the dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
4. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 21-02580 (0) 02. The parking spaces shall be retained for the lifetime of the development.

### **Reason(s):**

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

31 **Application No:** 21/03429/FULL **Date Decision Issued:** 04/02/2022

**Ward:** Dunfermline Central

**Proposal:** Erection of domestic outbuilding (retrospective)

**Location:** 6 Fodbank View Dunfermline Fife KY11 4UD

**Applicant:** Mr Douglas Todd 6 Fodbank View Dunfermline Fife KY11 4UD

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

**Application Permitted - no conditions**



**Ward:** Dunfermline Central

**Proposal:** Installation of electricity primary substation, erection of fence/gate and installation of floodlighting

**Location:** Land To The North Of Halbeath Retail Park Dunfermline Fife

**Applicant:** Ms Lorna Leighton Bonnybridge Depot Falkirk Road Bonnybridge Scotland FK4 1SN

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

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

2. A lighting plan shall be submitted for approval before the development comes into operation, which shall be in accordance with the 'Guidance Notes for the Reduction of Light Pollution' produced by the Institution of Lighting Engineers.

**Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. To reduce the adverse impact of glare from floodlights and security lights.

**Ward:** Dunfermline Central  
**Proposal:** Erection of office and army recruitment centre with associated parking and landscaping (demolition of existing building) (Renewal of 18/01388/FULL)  
**Location:** Bruce House Elgin Street Dunfermline Fife KY12 7SJ  
**Applicant:** Highland Reserve Forces And Cadet Association Seathwood 365 Perth Road Dundee UK DD2 1LX  
**Agent:** Mott MacDonald Michael Sterling St Vincent Plaza 319 St Vincent Street Glasgow Uk G2 5LD

### **Application Permitted with Conditions**

#### **Approve** subject to the following condition(s):-

1. Prior to the occupation of the new building, visibility splays 3m x 43 m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
2. Prior to the occupation of the new building, there shall be provided within the curtilage of the site 60 No parking spaces for vehicles in accordance with the current Fife Council Parking Standards and as per the layout shown on Drawing No 392526-MMD-00-00-DR-A-0006 of consent 18/01388/FULL . The parking spaces shall be retained for the lifetime of the development.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the 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](http://www.fifedirect.org.uk/contaminatedland).

- 4.
5. 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.

6. 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.

7. BEFORE ANY WORKS START ON SITE, finalised details of the proposed low carbon energy generating technology (i.e PV panels) shall submitted for approval in writing by the Planning Authority. The submitted details shall include manufacturer's technical information and elevational drawings showing the position of the proposed method of low carbon energy generating technology. 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 interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interests of safeguarding residential amenity.
7. In the interests of sustainable development; to ensure the development complies with FIFEplan Policy 11: Low Carbon Fife.

34 **Application No:** 21/02563/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Dunfermline Central

**Proposal:** Alterations and change of use of existing domestic garage to form self-contained accommodation

**Location:** Tigh Na Braighe Lundin Road Crossford Dunfermline Fife KY12 8QD

**Applicant:** Mr Ross Paterson Tigh na Braighe Lundin Road Gallows Knowe Crossgates United Kingdom KY4 8FE

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. For the avoidance of doubt, the self-contained living accommodation hereby approved shall only be used as domestic/holiday accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented separately from the main dwellinghouse (Tigh Na Braighe) as a separate dwellinghouse for use as a primary residence.

**Reason(s):**

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

35 **Application No:** 21/02946/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use from betting shop (Sui Generis) to mixed use (Sui Generis) comprising hot food takeaway and cafe; and installation of flue

**Location:** 62 Hospital Hill Dunfermline Fife KY11 3AT

**Applicant:** Mr Andy Azher 62 Hospital Hill Dunfermline Fife KY11 3AT

**Agent:** SarahJane Kelso Tearloch House Blairadam Kinross Perth & Kinross KY4 0HX

### **Application Refused**

#### **Reason(s):**

1. In the interests of safeguarding residential amenity; insufficient information has been submitted by the applicant to demonstrate that the extract ventilation system would effectively extract and disperse the cooking fumes generated by the use without giving rise to unacceptable noise, odours and nuisance; all contrary to Policies 1: Development Principles and 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink (2016).

36 **Application No:** 21/03676/FULL **Date Decision Issued:** 16/02/2022

**Ward:** Dunfermline Central

**Proposal:** Two storey extension to rear of dwellinghouse

**Location:** 34 Woodlands Drive Crossford Dunfermline Fife KY12 8QE

**Applicant:** Mrs Donna-Marie Morton 34 Woodlands Drive Crossford Dunfermline Fife KY12 8QE

**Agent:** Angus Morrison 5 The Cairns Charlestown Dunfermline United Kingdom KY11 3EP

**Application Permitted - no conditions**

37 **Application No:** 21/03986/FULL      **Date Decision Issued:** 18/02/2022

**Ward:** Dunfermline Central

**Proposal:** Installation of new door and rooflight

**Location:** 13 Transy Grove Dunfermline Fife KY12 7QP

**Applicant:** Mr Daniel Monaghan 13 Transy Grove Dunfermline Fife KY12 7QP

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

**Application Permitted - no conditions**

38 **Application No:** 21/03288/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Dunfermline North

**Proposal:** Formation of hardstanding to front of flatted dwelling (retrospective)

**Location:** 92 Moncur Street Townhill Dunfermline Fife KY12 0HJ

**Applicant:** Dr Joan Cameron 92 Moncur Street Townhill Dunfermline Fife KY12 0HJ

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the hardstanding off-street parking area coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

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



39 **Application No:** 21/03785/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** Dunfermline North

**Proposal:** Alterations to window to form door and formation of raised platform to front of dwellinghouse

**Location:** 6 Harriebrae Park Dunfermline Fife KY12 9EA

**Applicant:** Mr Colin Boyle 6 Harriebrae Park Dunfermline Fife KY12 9EA

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 1.8 metre high screen facing 7 Harriebrae Park shall be erected, as indicated on the approved plan and thereafter maintained as such. For the avoidance of doubt the 1.8m shall be measured from the finished deck level and not the garden ground level.

**Reason(s):**

1. In the interests of safeguarding residential amenity.

40 **Application No:** 22/00228/CLP

**Date Decision Issued:** 04/02/2022

**Ward:** Dunfermline North

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

**Location:** 36 Tremayne Place Dunfermline Fife KY12 9YH

**Applicant:** Mr Colin Stephen 36 Tremayne Place Dunfermline Scotland KY12 9YH

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

**Application Permitted - no conditions**

41 **Application No:** 21/03763/CLP

**Date Decision Issued:** 11/02/2022

**Ward:** Dunfermline North

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

**Location:** 2 Methven Drive Dunfermline Fife KY12 0AH

**Applicant:** Mr A MacAskill 2 Methven Drive Dunfermline Fife KY12 0AH

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

**Application Permitted - no conditions**

42 **Application No:** 21/03134/FULL

**Date Decision Issued:** 15/02/2022

**Ward:** Dunfermline North

**Proposal:** Alterations and single storey extension to front of dwellinghouse

**Location:** 21 Alexandra Street Dunfermline Fife KY12 0LX

**Applicant:** Miss Steph Barron 21 Alexandra Street Dunfermline Fife KY12 0LX

**Agent:** Derek McCafferty Beechgrove Cottage Sandilands Limekilns Scotland KY11  
3JD

**Application Permitted - no conditions**

43 **Application No:** 21/02757/FULL **Date Decision Issued:** 26/01/2022

**Ward:** Dunfermline South

**Proposal:** Single storey extension to side and rear of dwellinghouse

**Location:** 4 Oak Grove Dunfermline Fife KY11 8AZ

**Applicant:** Mr Ian Stewart 4 Oak Grove Dunfermline Scotland KY11 8AZ

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

**Application Permitted - no conditions**

44 **Application No:** 21/03587/FULL **Date Decision Issued:** 28/01/2022

**Ward:** Dunfermline South

**Proposal:** Erection of domestic outbuilding (retrospective)

**Location:** 8 Priorwood Drive Dunfermline Fife KY11 8FG

**Applicant:** Mrs Tracy Bowen 8 Priorwood Drive Dunfermline Fife KY11 8FG

**Agent:**

**Application Permitted - no conditions**

45 **Application No:** 21/03626/FULL

**Date Decision Issued:** 03/02/2022

**Ward:** Dunfermline South

**Proposal:** Single storey extension to front and two storey extension to rear of dwellinghouse

**Location:** 221 Inchkeith Drive Dunfermline Fife KY11 4HY

**Applicant:** Mr David Corner 221 Inchkeith Drive Dunfermline Fife KY11 4HY

**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

**Application Permitted - no conditions**

46 **Application No:** 21/03909/CLP

**Date Decision Issued:** 11/02/2022

**Ward:** Dunfermline South

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

**Location:** 16 Manor Gardens Dunfermline Fife KY11 8RW

**Applicant:** Mr Stuart Murray 16 Manor Gardens Dunfermline Fife KY11 8RW

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

**Application Permitted - no conditions**



47 **Application No:** 22/00152/CLP

**Date Decision Issued:** 15/02/2022

**Ward:** Dunfermline South

**Proposal:** Certificate of Lawfulness - Proposed for internal alterations to integral garage

**Location:** 57 Merlin Drive Dunfermline Fife KY11 8RX

**Applicant:** Mr Paul Smith 57 Merlin Drive Dunfermline Scotland KY11 8RX

**Agent:**

**Application Permitted - no conditions**

48 **Application No:** 21/00164/FULL

**Date Decision Issued:** 28/01/2022

**Ward:** East Neuk And Landward

**Proposal:** External alterations including installation of dormer extension to rear of dwellinghouse, installation of window, rooflight, repairment of roof and repainting of dwellinghouse

**Location:** 2 Castle Street Anstruther Fife KY10 3DD

**Applicant:** Mr and Mrs Harry, Alexia Boyd-Carpenter, Petsalis-Diomidi... 2 Castle Street Anstruther United Kingdom KY10 3DD

**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

**Application Permitted - no conditions**

49 **Application No:** 21/03641/LBC

**Date Decision Issued:** 25/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for external alterations including installation of new window and door and alterations to domestic outbuilding

**Location:** 56 High Street Pittenweem Anstruther Fife KY10 2PL

**Applicant:** Mr Euan Cumming 10 Woodland View Southwell Nottinghamshire NG25 0AG

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. A traditional mortar mix shall be used for the external walls consisting of lime and aggregate (no cement).
2. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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

50 **Application No:** 21/03455/FULL

**Date Decision Issued:** 26/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Two and single storey extension to rear of dwellinghouse incorporating a dormer extension, erection of garage and domestic outbuilding and formation of raised decking

**Location:** 16 St Adrians Place Anstruther Fife KY10 3DX

**Applicant:** Mr Ian Flemming 16 St Adrians Place Anstruther Fife KY10 3DX

**Agent:** Sam Stone 85 High Street Newburgh United Kingdom KY14 6DA

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

51 **Application No:** 21/03495/FULL

**Date Decision Issued:** 27/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Use of land for outdoor market (car boot sales) and siting of portable toilet block (Section 42 application for non-compliance with Condition 1 of planning permission 18/02359/FULL to extend planning permission for a further 3 years)

**Location:** Crail Airfield Balcomie Road Crail Fife

**Applicant:** Ms Victoria Wright 5 The Square Aspley Guise Milton Keynes UK MK17 8DF

**Agent:** Emelda Maclean Millars House 41 Gray Street Broughty Ferry Dundee Scotland DD5 3BJ

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The use of the site as an open air market (car boot sale) hereby permitted shall be completely discontinued and the property entirely reinstated to its former condition no later than three years from the date of this consent. All temporary buildings erected in relation to the proposal shall be entirely removed from the site and the ground reinstated within two months of the expiry of the planning permission.
2. The use of the site as an open air market (car boot sale) shall take place on Sundays only at fortnightly intervals between the 1 March and the 30 November in each calendar year.
3. On each of the approved days of operation of the open air markets (car boot sales), there shall be a maximum of 800 stalls. The stalls shall be set up in the area indicated on the stamped approved plan. The stalls shall be set up after 10.00 hours and shall be open to the public between 12.30 hours and 17.30 hours only, and wholly removed from the site no later than 18.30 hours on the days of operation specified in the above conditions. The site shall be free of stalls outwith the specified times and days.

### **Reason(s):**

1. To enable the proposal's acceptability to be reconsidered at a later date in light of the sites allocation (ref: LWD 002) in FIFEplan (2017).
2. To clearly define the extent of the permission and to retain control over any changes to the proposals.
3. To clearly define the extent of the permission and to retain control over any changes to the proposals.

52 **Application No:** 21/03605/LBC

**Date Decision Issued:** 27/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of vehicle charging point to rear of dwellinghouse

**Location:** Woodside Cottage 3 Back Stile Kingsbarns St Andrews Fife KY16 8ST

**Applicant:** Professor Frances Andrews Woodside Cottage Back Stile Kingsbarns St Andrews Fife KY16 8ST

**Agent:**

**Application Permitted - no conditions**

53 **Application No:** 21/03513/FULL **Date Decision Issued:** 28/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of retaining wall and fence to front of dwellinghouse

**Location:** Westonlea Westgate Crail Anstruther Fife KY10 3RE

**Applicant:** Mr Paul Rowllings Westonlea Westgate Crail United Kingdom KY10 3RE

**Agent:** Will Wirz 5 Blakely Hill Court Largoward United Kingdom KY91JJ

**Application Permitted - no conditions**

54 **Application No:** 21/03579/FULL **Date Decision Issued:** 28/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of car port

**Location:** 3 Collingwood Court Crail Anstruther Fife KY10 3TD

**Applicant:** Mr Raymond Morris Car Porch 3 Collingwood Court High Street South Crail,  
Anstruther United Kingdom KY103TD

**Agent:**

**Application Permitted - no conditions**



55 **Application No:** 21/03467/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Extension to rear of dwellinghouse and installation of replacement windows

**Location:** White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

**Applicant:** Mr And Mrs Ian Jeen White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

**Agent:** Ron Weir Balloch Bungalow South Balloch Farm Alyth PH11 8JN

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, any potential conflicts that are identified with Scottish Water assets must be made aware to the Asset Impact Team via Scottish Water's Customer Portal to apply for a diversion as soon as possible. The contact details are [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk) (Telephone No. 0800 389 0379).
2. The proposed front elevation windows shall be finished externally in white frames upon installation and thereafter permanently maintained as such with no visible trickle vents.

**Reason(s):**

1. To ensure that the development is carried out in accordance with Scottish Water's existing infrastructure and to safeguard important infrastructure water assets locally.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the existing windows are maintained.

56 **Application No:** 21/03618/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** East Neuk And Landward

**Proposal:** Alterations and single storey extension to garage

**Location:** Dunino Den Dunino St Andrews Fife KY16 8LU

**Applicant:** Mr and Mrs R Bunch Dunino Den Dunino St Andrews Fife KY16 8LU

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the alterations and extension to the existing garage hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the garage shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. In the event that any unexpected materials or conditions such as asbestos, hydrocarbon staining, made-ground, gassing, odours or other apparent contamination are encountered during the development work, work should stop and Development Management should be notified.

**Reason(s):**

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

57 **Application No:** 21/03709/LBC

**Date Decision Issued:** 31/01/2022

**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.

58 **Application No:** 21/03700/FULL **Date Decision Issued:** 01/02/2022

**Ward:** East Neuk And Landward

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

**Location:** 29 Windmill Court Cellardyke Anstruther Fife KY10 3BT

**Applicant:** Mr Stuart Doig 29 Windmill Court Cellardyke Anstruther Fife KY10 3BT

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

**Application Permitted - no conditions**

59 **Application No:** 21/03201/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Temporary consent for the siting of 2 stacked Portacabins, w.c and storage container

**Location:** Chapel Green House Chapel Green Earlsferry Leven Fife KY9 1AD

**Applicant:** Mr Scott Bell Chapel Green House 42 Forbes Road Edinburgh UK EH10 6JP

**Agent:** Elizabeth Roxburgh 42 Forbes Road Edinburgh UK EH10 4ED

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the portacabins, w.c and storage container hereby approved shall be removed from the site and the site reinstated to its original condition within 12 months from the date of this consent unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

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

60 **Application No:** 21/03426/FULL **Date Decision Issued:** 09/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Two storey extension to rear of dwellinghouse and dormer extension to the front of dwellinghouse

**Location:** Copperfield Cottage Woodside Leven Fife KY8 5TE

**Applicant:** Mr & Mrs C Campbell Copperfield Cottage Woodside Leven Fife KY8 5TE

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

**Application Permitted - no conditions**

61 **Application No:** 21/03963/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Change of use from airfield clubhouse (Class 11) to dwellinghouse (Class 9) and extensions to front and rear

**Location:** Sorbie Cottage Limelands Avenue Beley Dunino St Andrews Fife KY16 8QQ

**Applicant:** Mr William Smith Sorbie Cottage Limelands Avenue Beley Dunino St Andrews Fife KY16 8QQ

**Agent:** Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

3. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

### **Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure all contamination within the site is dealt with.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

62 **Application No:** 21/03480/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** Blinkbonny Easter Newburn Upper Largo Leven Fife KY8 6JF

**Applicant:** Mr and Mrs P Robertson Blinkbonny Easter Newburn Upper Largo Leven Fife  
KY8 6JF

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

**Application Permitted - no conditions**



63 **Application No:** 21/03738/FULL **Date Decision Issued:** 11/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 7 Waid Terrace Anstruther Fife KY10 3EZ

**Applicant:** Ms Jan Scott 7 Waid Terrace Anstruther Fife KY10 3EZ

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

**Application Permitted - no conditions**

64 **Application No:** 21/03734/FULL **Date Decision Issued:** 15/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse, formation of raised decking and erection of new boundary wall

**Location:** Craigpark Links Road Earlsferry Leven Fife KY9 1AW

**Applicant:** Mr Alastair Macnaughton Craigpark Links Road Earlsferry Leven Fife KY9 1AW

**Agent:** John Agnew 28 Kirkintilloch Road Lenzie Glasgow United Kingdom G66 4RL

**Application Permitted - no conditions**

65 **Application No:** 21/03554/FULL **Date Decision Issued:** 16/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of post and wire barrier to front of building

**Location:** Ground Floor 61 High Street Crail Anstruther Fife KY10 3RA

**Applicant:** Mr Salvatore Amitrano Easter Hainings 1A Strathkinness High Road St Andrews Scotland KY16 9UA

**Agent:** Kenneth Wallace Swilken House 35 Largo Road St Andrews Scotland KY16 8NJ

**Application Withdrawn**

66 **Application No:** 21/03555/LBC

**Date Decision Issued:** 16/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for post and wire barrer to front of building

**Location:** Ground Floor 61 High Street Crail Anstruther Fife KY10 3RA

**Applicant:** Mr Salvatore Amitrano Easter Hainings 1A Strathkinness High Road St Andrews Scotland KY16 9UA

**Agent:** Kenneth Wallace Swilken House 35 Largo Road St Andrews Scotland KY16 8NJ

**Application Withdrawn**

67 **Application No:** 21/03403/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Change of use from outbuilding to self contained accommodation including extension to the side

**Location:** Davaar Grange Road Earlsferry Leven Fife KY9 1AL

**Applicant:** Mr and Mrs Keith and Fiona MacLennan Davaar Grange Road Earlsferry Leven Fife KY9 1AL

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the ancillary accommodation hereby approved shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, prior to the first use of the approved ancillary living accommodation, there shall be 1 No. additional off street parking space provided within the curtilage of the site, for the resident of the self contained accommodation in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

68 **Application No:** 21/03772/FULL **Date Decision Issued:** 17/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of domestic summer/garden room

**Location:** Suil Na Mara 5 St Ayles Crescent Anstruther Fife KY10 3HE

**Applicant:** Mr Kevin Grainger Suil Na Mara 5 St Ayles Crescent Anstruther Fife KY10 3HE

**Agent:**

**Application Permitted - no conditions**

69 **Application No:** 21/03810/FULL **Date Decision Issued:** 17/02/2022

**Ward:** East Neuk And Landward

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

**Location:** 65 Pinkerton Road Crail Anstruther Fife KY10 3UB

**Applicant:** Dr David Hughes 65 Pinkerton Road Crail Anstruther Fife KY10 3UB

**Agent:** Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

**Application Permitted - no conditions**

70 **Application No:** 21/03846/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** 45 Viewforth Place Pittenweem Anstruther Fife KY10 2PZ

**Applicant:** Mr & Mrs Iain & Lisa Rooney 45 Viewforth Place Pittenweem Anstruther Fife KY10 2PZ

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The single storey front extension hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the extension hereby approved shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

**Reason(s):**

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.



71 **Application No:** 21/02746/FULL      **Date Decision Issued:** 31/01/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 21 Kinkell Avenue Glenrothes Fife KY7 4QG

**Applicant:** Mr Steven Barnett 21 Kinkell Avenue Glenrothes Fife KY7 4QG

**Agent:** Harry Dalglish 15 Beech Park LEVEN United Kingdom Ky85ng

**Application Permitted - no conditions**

72 **Application No:** 21/03686/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Single storey extension to rear and extension to rear of garage to rear/side of dwellinghouse

**Location:** 5 Greystone Park Glenrothes Fife KY7 4UL

**Applicant:** Mr Robert Kernaghan 5 Graystone Park Glenrothes KY7 4UL

**Agent:** Sam Stone 85 High Street Newburgh KY14 6DA

**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.

73 **Application No:** 21/02908/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of automated dispenser unit

**Location:** 6 Glamis Centre Glenrothes Fife KY7 4RH

**Applicant:** Mr Mahyar Nickkho-Amiry 67 Bank St Lochgelly Fife KY5 9QN

**Agent:** Gary Gourlay 15 Grange Road Burntisland Fife KY3 0HH

**Application Permitted - no conditions**

74 **Application No:** 21/03878/ADV

**Date Decision Issued:** 04/02/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of 7 internally illuminated fascia signs

**Location:** ASDA Queensway Industrial Estate Queensgate Glenrothes Fife KY7 5QA

**Applicant:** McLagan Investment Ltd. Asda House Great Wilson Street Southbank Leeds LS11 5AD

**Agent:** Kate Roberts Queens House Queen Street Manchester M2 5HT

**Application Permitted - no conditions**

75 **Application No:** 21/03879/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of retail pod to front of store

**Location:** ASDA Queensway Industrial Estate Queensgate Glenrothes Fife KY7 5QA

**Applicant:** McLagan Investments Ltd. ASDA House Southbank Great Wilson Street  
Leeds LS11 5AD

**Agent:** Kate Roberts Queens House Queen Street Manchester M2 5HT

**Application Permitted - no conditions**

76 **Application No:** 22/00159/ADV

**Date Decision Issued:** 04/02/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of illuminated and non-illuminated fascia signs and window vinyls

**Location:** Unit 2 North Street Glenrothes Fife KY7 5NA

**Applicant:** Mr Tim Goodison 5 Patricia Way Pysons Road Industrial Estate Broadstairs  
CT10 2XZ

**Agent:** Amy Conetta 5 Patricia Way Pysons Road Industrial Estate Broadstairs CT10  
2XZ

**Application Permitted - no conditions**

**Ward:** Glenrothes Central And Thornton

**Proposal:** Change of use from bingo hall (Class 11) to retail unit (Class 1) with ancillary external garden centre including external alterations and erection of fencing with gates

**Location:** County Bingo Club Queensway Industrial Estate Flemington Road Glenrothes Fife KY7 5QF

**Applicant:** Mr Iain Pratt The Vault Dakota Drive Estuary Commerce Park Speke, Liverpool United Kingdom L24 8RJ

**Agent:** Mark Wood The Glenmore Centre 12 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, details of the colours of the external finishing materials shall be submitted for the written approval of this Planning Authority. Thereafter, the approved details shall be implemented in full and maintained for the lifetime of the development.
2. PRIOR TO THE OPENING OF THE CLASS 1 RETAIL UNIT HEREBY APPROVED, the proposed car parking spaces shown on drawing no.479864 sheet 2/2 (Fife Council Reference 05) shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall thereafter be retained through the lifetime of the development. For the avoidance of doubt, the proposed car park shall include the following - a minimum of 10 disabled parking spaces and a minimum of 4 ELV charging points.

### **Reason(s):**

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

78 **Application No:** 22/00188/CLP

**Date Decision Issued:** 11/02/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Certificate of lawfulness (proposed) for change of use of part of residential nursing home (Class 8) to non-residential care facility (Class 10)

**Location:** Glamis House Blair Avenue Glenrothes Fife KY7 4RT

**Applicant:** Leonard Cheshire Disability Murrayburgh House 19 Corstorphine Road  
Edinburgh Scotland EH12 6DD

**Agent:** Jill Kernan 2 Whiteside Farm Lane Bathgate Scotland EH48 2UL

**Application Permitted - no conditions**



79 **Application No:** 21/03020/FULL **Date Decision Issued:** 31/01/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Single story extension to rear of dwellinghouse and erection of extended raised platform with ballustrade

**Location:** 7 Peploe Drive Glenrothes Fife KY7 6FP

**Applicant:** Mr Mrs Roberson 7 Peploe Drive Glenrothes Fife KY7 6FP

**Agent:** John Raeburn 12 Tanna Drive Glenrothes United Kingdom KY7 6FX

**Application Permitted - no conditions**

80 **Application No:** 21/03696/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Single domestic garage extension to side and canopy porch extension to front of dwellinghouse

**Location:** Mossview Main Street Star Glenrothes Fife KY7 6LB

**Applicant:** Mr And Mrs Reid Mossview Main Street Star Of Markinch KY7 6LB

**Agent:** Mark Mclelland 3 Haig Place Windygates KY8 5EE

**Application Permitted - no conditions**

81 **Application No:** 21/03720/FULL **Date Decision Issued:** 01/02/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Installation of raised timber decking to rear of dwellinghouse

**Location:** 19 John Knox Gardens Glenrothes Fife KY7 6FJ

**Applicant:** Mr Donald Metcalfe 19 John Knox Gardens Glenrothes KY7 6FJ

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted - no conditions**

82 **Application No:** 21/02815/FULL **Date Decision Issued:** 07/02/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Alterations and extension to dwellinghouse and outbuilding

**Location:** 3 Balbirnie Bridge Prestonhall Drive Glenrothes Fife KY7 6QN

**Applicant:** Mr & Mrs John Robertson 3 Balbirnie Bridge Prestonhall Drive Glenrothes Fife  
KY7 6QN

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

**Application Permitted - no conditions**

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 5 Tofthill Glenrothes Fife KY7 6NX

**Applicant:** Ms I McGrath 5 Tofthill Glenrothes KY7 6NX

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

**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.

84 **Application No:** 21/02756/FULL

**Date Decision Issued:** 24/01/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of maturation warehouse with associated landscaping works

**Location:** John Fergus And Co Ltd Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

**Applicant:** Mr Ian Palmer InchDairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

**Agent:** Graeme Moncur Scotstoun House South Queensferry South Queensferry West Lothian EH30 9SE

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. 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 use of the maturation warehouse and thereafter maintained in full working order for the lifetime of the development.

**Reason(s):**

1. In the interests of managing and mitigating flood risk and drainage.

85 **Application No:** 21/02614/FULL **Date Decision Issued:** 28/01/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Installation of new door and formation of raised decking

**Location:** 10 Laurence Park Kinglassie Lochgelly Fife KY5 0YD

**Applicant:** Ms Adeline Hogg 10 Laurence Park Kinglassie Lochgelly Fife KY5 0YD

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

**Application Permitted - no conditions**

86 **Application No:** 21/02966/FULL **Date Decision Issued:** 28/01/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 61 Braemar Gardens Glenrothes Fife KY6 2RF

**Applicant:** Mr Steven Falconer 61 Braemar Gardens Glenrothes Fife KY6 2RF

**Agent:** Ross McFadyen 14 Cunningham Place Glenrothes Fife KY6 1AS

**Application Permitted - no conditions**



87 **Application No:** 21/03699/FULL      **Date Decision Issued:** 31/01/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension/canopy to rear of dwellinghouse

**Location:** 14 Drumlie Gardens Glenrothes Fife KY7 4TE

**Applicant:** Mr And Mrs Ahmed 14 Drumlie Gardens Glenrothes KY7 4TE

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

**Application Permitted - no conditions**

88 **Application No:** 21/03536/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension to existing still house to accommodate control room and staff facilities

**Location:** John Fergus And Co Ltd Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

**Applicant:** Mr Ian Palmer InchDairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

**Agent:** Graeme Moncur Scotstoun House South Queensferry South Queensferry West Lothian EH30 9SE

**Application Permitted - no conditions**

89 **Application No:** 21/03310/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Change of use from dog grooming business (Class 2) to gym (Class 11) (retrospective)

**Location:** 6 Pentland Court Glenrothes Fife KY6 2DA

**Applicant:** Mrs Sarah Easton 6 Pentland Court Glenrothes Fife KY6 2DA

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The use hereby approved shall be restricted to within the building shown in the approved drawings.
2. No amplified sound associated with the use hereby approved shall be audible within any of the units in the two blocks forming part of this courtyard development.

**Reason(s):**

1. In the interests of the amenity of users of the nearby units.
2. In the interests of the amenity of users of these nearby units.

90 **Application No:** 22/00093/CLP

**Date Decision Issued:** 15/02/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Certificate of Lawfulness - Proposed for conservatory extension to rear of dwellinghouse.

**Location:** Bellcraig Farm Auchmuir Glenrothes Fife KY6 3JE

**Applicant:** Mr & Mrs Thomson Bellcraig Farm Auchmuir Glenrothes Fife KY6 3JE

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

**Application Permitted - no conditions**

91 **Application No:** 21/03432/FULL

**Date Decision Issued:** 16/02/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Change of use from general industrial (Class 5) to mixed use (Sui Generis) comprising general industrial (Class 5) and storage/distribution (Class 6)

**Location:** Venture Oilfield Services Viewfield Industrial Estate Viewfield Glenrothes Fife KY6 2RD

**Applicant:** Edinburgh Whisky Ltd New Charlotte House 4 Hope Street Edinburgh Scotland KY6 2RD

**Agent:** Keith Owens 24 West Nicolson Street Edinburgh Midlothian EH8 9DD

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE USE HEREBY APPROVED IS FIRST BROUGHT INTO USE; there shall have been provided 31 no. off-street parking spaces within the existing car parking area to the north of the building. These parking spaces shall thereafter be maintained for the lifetime of the development for the purposes of providing off-street parking.

**Reason(s):**

1. In the interest of road safety; to ensure that adequate off-street parking exists with the boundary of the site.

92 **Application No:** 21/03728/FULL **Date Decision Issued:** 24/01/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Single storey extension including garage to side of dwellinghouse

**Location:** The Bungalow Langdyke Porters Brae Milldeans Star Leven Fife KY8 5SQ

**Applicant:** Miss Caroline Houston The Bungalow Langdyke Porters Brae Milldeans Star  
Leven Fife KY8 5SQ

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

**Application Permitted - no conditions**

93 **Application No:** 21/03870/FULL **Date Decision Issued:** 28/01/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Dormer extension to rear of dwellinghouse

**Location:** Grace-Ville The Feus Freuchie Cupar Fife KY15 7HR

**Applicant:** Mr & Miss Mark & Alison Ramage & Dey Grace-Ville The Feus Freuchie  
Cupar Fife KY15 7HR

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

**Application Permitted - no conditions**

94 **Application No:** 21/03244/FULL **Date Decision Issued:** 03/02/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** Pitcairnie Lodge Pitcairnie Newburgh Cupar Fife KY14 6EU

**Applicant:** Ms Kateryna Polyacov Pitcairnie Lodge Pitcairnie Newburgh Cupar Fife KY14 6EU

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

**Application Permitted - no conditions**



95 **Application No:** 21/03252/LBC

**Date Decision Issued:** 03/02/2022

**Ward:** Howe Of Fife And Tay Coast

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

**Location:** Pitcairnie Lodge Pitcairnie Newburgh Cupar Fife KY14 6EU

**Applicant:** Ms Kateryna Polyacov Pitcairnie Lodge Pitcairnie Newburgh Cupar Fife KY14 6EU

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

**Application Permitted - no conditions**

96 **Application No:** 21/03901/LBC

**Date Decision Issued:** 04/02/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Listed building consent for erection of single storey extension to rear of dwelling (amendment to 21/02905/LBC for 1 metre increase in size and design change to doors)

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

**Applicant:** Mr Jennie Brown 199A High Street Newburgh Cupar Fife KY14 6DY

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

**Application Permitted - no conditions**

97 **Application No:** 21/03848/FULL **Date Decision Issued:** 08/02/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Porch extension to front of dwellinghouse

**Location:** Bute Cottage Knowehead West End Freuchie Cupar Fife KY15 7HB

**Applicant:** Mr & Miss Michael & Joyce Blair & Henderson Bute Cottage Knowehead West End Freuchie Cupar Fife KY15 7HB

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

**Application Permitted - no conditions**

98 **Application No:** 21/03920/FULL **Date Decision Issued:** 17/02/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Erection of domestic outbuilding to rear of dwelling forming office and craft room

**Location:** Fhionnachtaigh 62 Hill Street Ladybank Cupar Fife KY15 7NS

**Applicant:** Mrs Dawn McGinty 62 Hill Street Ladybank Cupar Fife KY15 7NS

**Agent:** Scott Dallman 272 Langmuir Road Glasgow United Kingdom G69 7RR

**Application Permitted - no conditions**

99 **Application No:** 21/03465/FULL **Date Decision Issued:** 18/02/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Single storey extension to rear of dwellinghouse and erection of garage

**Location:** 5 Shiels Avenue Freuchie Cupar Fife KY15 7JD

**Applicant:** Mrs Sandra Arthur 5 Shiels Avenue Freuchie Cupar Fife KY15 7JD

**Agent:**

**Application Permitted - no conditions**

100Application No: 22/00279/APN

Date Decision Issued: 18/02/2022

**Ward:** Howe Of Fife And Tay Coast

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

**Location:** Berryhill Farm Grange Of Lindores Fife

**Applicant:** Mr W Ritchie Westfield House Berryhill Farm Lindores Newburgh Scotland  
KY14 6HZ

**Agent:** John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

**Application Permitted - no conditions**

101 **Application No:** 21/03839/FULL

**Date Decision Issued:** 25/01/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Extension to side of dwellinghouse

**Location:** 40 The Wynd Dalgety Bay Dunfermline Fife KY11 9SJ

**Applicant:** Mr John Ridley 40 The Wynd Dalgety Bay Dunfermline Fife KY11 9SJ

**Agent:**

**Application Permitted - no conditions**

102 **Application No:** 22/00139/CLP

**Date Decision Issued:** 26/01/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 32 Spinnaker Way Dalgety Bay Dunfermline Fife KY11 9GU

**Applicant:** Mr & Mrs Cheryl & Peter Taylor 32 Spinnaker Way Dalgety Bay Scotland KY11 9GU

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

**Application Permitted - no conditions**



**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Installation of 2No Electrical Vehicle Charging points with associated plant enclosures and light fixtures  
**Location:** St Davids Bay Services Harbour Drive Dalgety Bay Dunfermline Fife KY11 9HX  
**Applicant:** BP Plc Witan Gate House 500 Witan Gate Milton Keynes United Kingdom MK9 1ES  
**Agent:** Sandy McAllister Castlecroft Business Centre Tom Johnston Road Dundee Scotland DD4 8XD

### **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.

104 **Application No:** 21/03549/FULL

**Date Decision Issued:** 08/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 45 Skua Drive Dalgety Bay Dunfermline Fife KY11 9GZ

**Applicant:** Mr & Mrs Robb 45 Skua Drive Dalgety Bay United Kingdom KY11 9GZ

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

**Application Permitted - no conditions**

105 **Application No:** 21/03305/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use from open space to private garden ground and relocation/erection of fence

**Location:** 4 Rosebery View Dalgety Bay Dunfermline Fife KY11 9YH

**Applicant:** Mr Dean Simrick 4 Rosebery View Dalgety Bay Fife Scotland KY11 9YH

**Agent:**

**Application Permitted - no conditions**

106 **Application No:** 21/03759/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to front of dwellinghouse, alterations to garage roof and formation of raised platform to rear of dwellinghouse

**Location:** 9 Carlingnose Point North Queensferry Inverkeithing Fife KY11 1ER

**Applicant:** Mr and Mrs M and H Smith 9 Carlingnose Point North Queensferry Inverkeithing Fife KY11 1ER

**Agent:** Colin Smith Treetops Dull Aberfeldy Perthshire PH15 2JQ

**Application Permitted - no conditions**

107 **Application No:** 21/03317/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of domestic outbuilding and raised platform to side of dwellinghouse

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

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

**Agent:** Alan Hardie 5 Mitchell Street DALKEITH United Kingdom EH22 1JQ

**Application Permitted - no conditions**

108 **Application No:** 21/03940/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 24 Humbie Terrace Aberdour Burntisland Fife KY3 0XP

**Applicant:** Mr L Waugh 24 Humbie Terrace Aberdour Burntisland Fife KY3 0XP

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for installation of replacement windows, formation of new dormer to rear, replacement dormer to front and internal alterations.

**Location:** The Royal 34 - 36 High Street Inverkeithing Fife KY11 1NN

**Applicant:** WM Inverkeithing Ltd Springfield Polton Road West Lasswade United Kingdom EH18 1EB

**Agent:** David Willis 38 Dean Park Mews Edinburgh Scotland EH4 1ED

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, any remaining corncicing shall be retained at second and third floor level unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

110 **Application No:** 21/00384/FULL

**Date Decision Issued:** 14/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement windows, formation of new dormer to rear and replacement dormer to front.

**Location:** The Royal 34 - 36 High Street Inverkeithing Fife KY11 1NN

**Applicant:** WM Inverkeithing Ltd Springfield Polton Road West Lasswade United Kingdom EH18 1EB

**Agent:** David Willis 38 Dean Park Mews Edinburgh Scotland EH4 1ED

**Application Permitted - no conditions**



111 **Application No:** 21/03924/CLP

**Date Decision Issued:** 17/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alteration to door at rear to form double doors and partial conversion of garage into utility room

**Location:** 77 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

**Applicant:** Mrs Angela Barlow 77 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

**Agent:**

**Application Permitted - no conditions**

112Application No: 21/03936/FULL

Date Decision Issued: 17/02/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension, formation of balcony and raised platform to side of dwellinghouse

**Location:** 21 Carlingnose Way North Queensferry Inverkeithing Fife KY11 1EU

**Applicant:** Mr P McGirk 21 Carlingnose Way North Queensferry Inverkeithing Fife KY11 1EU

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

**Application Permitted - no conditions**

113 **Application No:** 21/03689/FULL

**Date Decision Issued:** 24/01/2022

**Ward:** Kirkcaldy Central

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 59 Abbotshall Road Kirkcaldy Fife KY2 5PH

**Applicant:** Mr Barry Gardiner 59 Abbotshall Road Kirkcaldy Fife KY2 5PH

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

**Application Permitted - no conditions**

114 **Application No:** 21/03075/FULL

**Date Decision Issued:** 28/01/2022

**Ward:** Kirkcaldy Central

**Proposal:** Sitting of 2 No. portable modular units (In Retrospect)

**Location:** Linton Lane Centre Linton Lane Kirkcaldy Fife KY2 6LF

**Applicant:** Mrs Mandy Henderson Linton Lane Centre Linton Lane Kirkcaldy Fife KY2 6LF

**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy Fife KY2 5PH

**Application Permitted - no conditions**

115 **Application No:** 22/00003/CLP

**Date Decision Issued:** 31/01/2022

**Ward:** Kirkcaldy Central

**Proposal:** Certificate of Lawfulness - Proposed for installation of 3 No. rooflights to front and single storey extension to rear of dwellinghouse

**Location:** 37 Forth Park Gardens Kirkcaldy Fife KY2 5TD

**Applicant:** Mr Colin Waddell 37 Forth Park Gardens Kirkcaldy Fife KY2 5TD

**Agent:**

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central

**Proposal:** Alterations and extension to dwellinghouse (including partial demolition of existing extensions), erection of boundary screen and erection of outbuildings (retrospective) and screen fence (retrospective)

**Location:** 9 Swan Road Kirkcaldy Fife KY1 1UZ

**Applicant:** Mr Stefan Hayward 9 Swan Road Kirkcaldy Scotland KY1 1UZ

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. PRIOR TO THE HEREBY APPROVED EXTENSION COMING INTO USE, a privacy screen measuring 2m above ground level shall be erected along the 13m section of the boundary originating directly opposite the rear wall of the original dwellinghouse, as indicated on Approved Plan '02A - Block Plan'. Details of the privacy screen shall be submitted for the prior written approval of Fife Council as Planning Authority. The approved screen shall be retained for the lifetime of the development.

**Reason(s):**

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

117 **Application No:** 21/03037/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Kirkcaldy Central

**Proposal:** Installation of playpark equipment with associated works

**Location:** St Bryce Kirk St Brycedale Avenue Kirkcaldy Fife KY1 1ET

**Applicant:** Mr Andrew Bowie 51 Kirk Wynd Kirkcaldy United Kingdom KY1 1EH

**Agent:**

**Application Permitted - no conditions**

118 **Application No:** 21/03991/FULL

**Date Decision Issued:** 16/02/2022

**Ward:** Kirkcaldy Central

**Proposal:** Alterations to and change of use from day nursery school (Class 10) to dwellinghouse (Class 9)

**Location:** 26A Balfour Street Kirkcaldy Fife KY2 5HB

**Applicant:** Mr Ken Dorrian 26a Balfour Street Kirkcaldy Fife KY2 5HB

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

**Application Permitted - no conditions**



**Ward:** Kirkcaldy East

**Proposal:** Residential development of 105 units with associated SuDS, landscaping, parking and vehicular access  
Land to south of Calender Avenue/Hayfield Road, Kirkcaldy (Section 42 application for the removal of condition 14 from 21/01254/FULL)

**Location:** 4M Plant Den Road Kirkcaldy Fife

**Applicant:** Miller M2 (Kirkcaldy) Ltd Miller House 2 Lochside View Edinburgh Park  
Edinburgh United Kingdom EH12 9DH

**Agent:** John MacCallum 31 Kilburn Wood Drive Roslin UK EH25 9AA

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. No more than 64 of the residential units hereby permitted to be constructed at the site shall be occupied until a continuous footpath connecting the pedestrian access at the south east of the application to the Dens Road greenspace (Dens Park) to the south west of the application site and to the grounds of Victoria Hospital to the west. The finalised route for the footpath connection shall be agreed in writing by the Planning Authority prior to the occupation of the 64th residential unit.
2. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full PRIOR TO THE OCCUPATION OF ANY DWELLING and thereafter maintained in full working order as per the approved maintenance scheme for the lifetime of the development. Appendix 5 of Fife Council's Design Criteria Guidance Note on Flooding and Surface Water Management Plan Requirements shall be signed by a qualified engineer and submitted for the written approval of the Planning Authority prior to the commencement of any works on site.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, porosity testing shall be carried out to confirm that the swale to be installed along the northern boundary of the application shall allow runoff to dissipate. Confirmation of the results of the porosity testing shall be submitted for the written approval of the Planning Authority.
4. All prospectively adoptable roads and associated works serving the proposed development as shown on drawing KIK/SK001 Rev R (Planning Authority drawing ref: 02B) shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of doubt, the street layout may be subject to minor changes during consideration of the Roads Construction Consent applications. Works shall include the provision of a continuous 2 metres wide footway fronting plots 61 & 62.
5. Visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all road junctions, including junctions of private accesses with roads, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained throughout the lifetime of the development.
6. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level throughout the lifetime of the development.
7. Prior to occupation of each private detached dwelling, the off-street car parking spaces for that plot, as shown on drawing KIK/SK001 Rev R (Planning Authority drawing ref: 02B), shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development.
8. Prior to occupation of each private dwelling (plots 3 - 9, 36 - 43 and 64 - 67) served by a private parking court the off-street car parking spaces for those plots, as shown on drawing KIK/SK001 Rev R (Planning Authority drawing ref: 02B), shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development.
9. The sole means of vehicular access to and from the site for all construction traffic, including site staff traffic, shall be via Smeaton Road at the southeast corner of the site. For the avoidance of doubt, no construction traffic, including site staff traffic, shall be through the existing housing development via Calender Avenue.
10. Prior to the commencement of any activity on site details of wheel cleaning facilities shall be submitted for the written approval of this planning authority and shall thereafter be available throughout the construction period of

the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.

11. Prior to the occupation of any of the residential properties, street lighting and footways (where appropriate) serving the property shall be formed and operational to the satisfaction of this Planning Authority.
12. Prior to the occupation of any dwellings identified as Plots 16-34 inclusive on drawing KIK/SK001 Rev R (Planning Authority drawing ref: 02B), the 2.6 metre, 2.8 metre and 3.0 metre high acoustic barriers as detailed on said drawing shall be in place. Thereafter, the acoustic barriers shall be retained on site for the lifetime of the development and maintained in full working order. For the avoidance of doubt, the acoustic barriers shall be of vertical close boarded timber fence design with a minimum surface density of 20 kg/m<sup>2</sup> and shall be installed flush with the ground.
13. Prior to the occupation of any dwellings identified as Plots 53-61 inclusive and Plot 63 on drawing KIK/SK001 Rev R (Planning Authority drawing ref: 02B), the 2.0 metre high acoustic barrier as detailed on said drawing shall be in place. Thereafter, the acoustic barrier shall be retained on site for the lifetime of the development and maintained in full working order. For the avoidance of doubt, the acoustic barriers shall be of vertical close boarded timber fence design with a minimum surface density of 20 kg/m<sup>2</sup> and shall be installed flush with the ground.
14. PRIOR TO ANY WORKS COMMENCING ON SITE, samples of the external construction materials finishes of the dwellings (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the dwellinghouses shall be constructed and finished in full accordance with the agreed samples prior to occupation.
15. PRIOR TO ANY WORKS COMMENCING ON SITE, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

It shall provide the following details:

- Site working hours;
  - Adherence to good practise in protecting the environment and ecology;
  - Dust, noise and vibration suppression; and
  - Protection of water environment.
16. PRIOR TO ANY WORKS COMMENCING ON SITE, details of the proposed phasing of the development, including landscaping and tree planting, shall be submitted for the prior written approval of Fife Council as Planning Authority.
  17. All landscaping works, tree planting and open space provision shall be implemented in a phased manner agreed by the Planning Authority under the terms of Condition 17 above, and shall be implemented in full prior to the occupation of the 90th residential unit on the site.
  18. All tree and vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year unless the site is first surveyed by a suitably qualified person and the findings, and any associated mitigation, have been submitted to, and approved in writing by, Fife Council as Planning Authority.
  19. PRIOR TO ANY WORKS COMMENCING ON SITE, a plan detailing the location of bat boxes shall be submitted for the written approval of Fife Council as Planning Authority, per the enhancement recommendations of the submitted Bat Activity Survey prepared by EnviroCentre (June 2021) (Planning Authority drawing ref: 50). Thereafter, the bat boxes shall be retained for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, all bat boxes shall be located a minimum of 3.0 metres from the ground and shall be unlit, with at least one positioned on a south-facing aspect.
  20. 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.
  21. The mitigations measures set out in the approved Phase 1 Habitat and Protected Species Survey prepared by EnviroCentre (January 2021) (Planning Authority drawing ref: 37) to safeguard protected species shall be adhered to in full throughout the construction phase.

22. PRIOR TO ANY WORKS COMMENCING ON SITE, a plan shall be submitted for the written approval of Fife Council as Planning Authority detailing how the development would incorporate the opportunities for biodiversity enhancement as recommended in the approved Phase 1 Habitat and Protected Species Survey prepared by EnviroCentre (January 2021) (Planning Authority drawing ref: 37).
23. The management and aftercare of the approved landscaping, planting and SuDS basin shall be carried out in accordance with the details provided on the approved landscape proposals plan (sheet 1) (Planning Authority drawing ref: 24A).
24. 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.
25. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the approved Remedial Action Statement. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

27. Prior to the commencement of development on each phase of the proposed scheme of development (as agreed in writing by the Planning Authority per Condition 17 above), remedial stabilisation works to address land instability arising from mine entries and unrecorded shallow coal mining legacy within that part of the site shall be implemented in full in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.
28. Prior to the occupation of each phase of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any mitigatory measures necessary to address the risks posed by past coal mining activity.
29. Prior to the occupation of dwellinghouses within each phase of the development (as agreed in writing by the Planning Authority per Condition 17 above), the site remediation capping as detailed in the Kaya Consulting Flood Risk Assessment (December 2020) (Planning Authority drawing ref: 36) to increase the site level by 0.5 - 1.0 metres shall have been carried out.

## **Reason(s):**

1. In the interests of pedestrian connectivity and access to greenspaces
2. In the interests of ensuring appropriate handling of surface water.
3. In the interests of ensuring appropriate handling of surface water.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
6. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety.
10. In the interest of road safety; to ensure the provision of adequate wheel cleaning facilities.
11. In the interest of road safety; to ensure the provision of adequate pedestrian facilities.
12. In the interest of residential amenity; to ensure the dwellinghouses are not adversely impacted by noise produced by neighbouring land uses to the east.
13. In the interest of residential amenity; to ensure the dwellinghouses are not adversely impacted by noise produced by neighbouring land uses to the west.
14. To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.
15. To ensure the environment in and around the site and residential amenity is protected during construction.
16. In the interests of the proper planning of the development and to ensure landscaping works are completed at an appropriate stage in the development of the site.
17. To ensure landscaping works are completed at an appropriate stage in the development of the site.
18. In the interests of safeguarding nesting birds.
19. In the interests of safeguarding bats.
20. In the interests of safeguarding protected species.
21. In the interests of biodiversity enhancement.
22. 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.
23. 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.
24. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
25. To ensure all contamination within the site is dealt with.
26. To ensure all land instabilities arising from mine entries and unrecorded shallow coal mining legacy within the site are dealt with.
27. To ensure all land instabilities arising from mine entries and unrecorded shallow coal mining legacy within the site are dealt with.
28. To ensure the dwellinghouses would not be at risk of flooding.
29. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

120 **Application No:** 21/02329/FULL

**Date Decision Issued:** 28/01/2022

**Ward:** Kirkcaldy East

**Proposal:** Change of use from church (Class 10) to dwellinghouse (Class 9)

**Location:** 9 Pathhead Court Kirkcaldy Fife KY1 2PQ

**Applicant:** Mr Lawrie Brewster 9 Pathhead Court Kirkcaldy United Kingdom KY1 2PQ

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

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East

**Proposal:** Approval of Matters required by conditions 1 (e) and 2 (a - f) and (h - i) of 19/01088/PPP for a Neighbourhood Centre Development (including Class 1, 2, 3 and hot food uses) and associated access, parking and landscaping

**Location:** Land At Kingslaw Randolph Road Kirkcaldy Fife

**Applicant:** Crucible Developments (Scotland) Ltd And Kingdom Park Ltd... 2 2nd Floor Miller Road Ayr United Kingdom KA7 2AY

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

### **Application Permitted with Conditions**

#### **Approve subject to the following condition(s):-**

1. The operating hours of the drive-thru associated with Unit 10 hereby approved shall be restricted to daytime hours which are 07:00 - 23:00 inclusive.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; full details of any proposed lighting scheme shall be submitted for approval in writing by Fife Council as Planning Authority. The submitted scheme shall indicate the measures to be taken for the control of any glare or stray light arising from the operation of the artificial lighting and shall demonstrate that this will have no detrimental impact on any neighbouring public roads or sensitive properties with regards to light spillage and glare. Thereafter, the lighting shall be installed and maintained in a manner which prevents spillage of light or glare into any neighbouring public roads or sensitive properties in accordance with the manufacturer's specification and approved details.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the 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](http://www.fifedirect.org.uk/contaminatedland).

4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 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 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.

5. 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.

6. BEFORE ANY WORKS START ON SITE; details of the specification and colour, including samples, of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details.
7. 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, and a maintenance plan, shall be submitted to and approved in writing by this Planning Authority. 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.
8. Before they are installed on site, full details of all renewable energy technology shall be submitted to Fife Council as Planning Authority for prior written approval. The approved details shall then be carried out on site in full before the development comes into use.
9. Before they are installed on site, full details of street furniture shall be submitted to Fife Council as Planning Authority for prior written approval. The approved details shall then be carried out on site in full before the development comes into use.
10. Before they are installed on site, full details of all plant machinery and food odour extraction systems required for each unit, shall be submitted to Fife Council as Planning Authority for prior written approval. The approved details shall be installed on site, prior to each unit coming into use.
11. The total noise from the approved plant and machinery, shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
12. Prior to being installed on site, full details of the proposed totem shall be submitted to Fife Council as Planning Authority for prior written approval.

### **Reason(s):**

1. In the interest of residential amenity; due to limited information being submitted with the application, it has not been fully demonstrated that the drive-thru could operate during night-time hours without having a significant impact on residential amenity of neighbouring residential properties.
2. In the interest of residential amenity; to ensure light pollution impacts are limited.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the surrounding area.
7. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
8. In the interest of visual amenity and compliance with FIFEplan (2017) Policy 11.
9. In the interest of visual amenity; to ensure the approved details are appropriate for the area.

10. In the interest of residential amenity; to ensure noise and odour impacts can be controlled.
11. In the interest of residential amenity; to ensure no significant impact on neighbouring residential properties from plant machinery.
12. In the interest of visual amenity; to ensure no significant visual impacts arise from the proposed totem.



122Application No: 21/03439/FULL

Date Decision Issued: 11/02/2022

**Ward:** Kirkcaldy East

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** 1 Quarry Brae Kirkcaldy Fife KY1 3AT

**Applicant:** Mrs Eleanor Morrison 1 Quarry Brae Kirkcaldy Fife KY1 3AT

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

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East

**Proposal:** Infrastructure enhancements consisting of provision of standby boiler facilities on the site

**Location:** Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

**Applicant:** Consort Healthcare (Fife) Ltd Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

**Agent:** Katherine Simpson Arup Central Square Forth Street Newcastle United Kingdom NE1 3PL

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The approved portacabin, kiosk and oil tanks required to house and serve the boiler facility shall be fully removed from the site within one month whichever is the earlier of the following dates:
  - a) the date on which the facilities cease to be necessary for operational purposes; or
  - b) within three years of the date of this permission.

**Reason(s):**

1. To ensure the long term visual amenity of the site and surrounding area is acceptable.

124 **Application No:** 21/03861/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** Kirkcaldy East

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 78 - 80 Normand Road Dysart Kirkcaldy Fife KY1 2XP

**Applicant:** Mr John Paterson 78 Normand Road Kirkcaldy Fife KY1 2XP

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

**Application Permitted - no conditions**

125 **Application No:** 22/04009/CLP

**Date Decision Issued:** 11/02/2022

**Ward:** Kirkcaldy East

**Proposal:** Proposal to combine two semi detached dwellings to form one detached dwellinghouse

**Location:** 30 And 32 Maria Street Kirkcaldy Fife KY1 1BS

**Applicant:** Mr Alan Hall 32 Maria Street Kirkcaldy Fife KY1 1BS

**Agent:**

**Application Permitted - no conditions**

126 **Application No:** 21/03818/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** Kirkcaldy East

**Proposal:** Dormer extension to front of dwellinghouse

**Location:** 35 Viewforth Terrace Kirkcaldy Fife KY1 3BW

**Applicant:** Mr Mrs Thomson 35 Viewforth Terrace Kirkcaldy Fife KY1 3BW

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

**Application Permitted - no conditions**

127 **Application No:** 22/00217/CLP

**Date Decision Issued:** 04/02/2022

**Ward:** Kirkcaldy North

**Proposal:** Certificate of Lawfulness (Proposed) for conversion of garage to provide habitable space

**Location:** 42 Dothan Road Kirkcaldy Fife KY2 6GZ

**Applicant:** Mr Shaun Orr 42 Dothan Road Kirkcaldy Scotland KY2 6GZ

**Agent:** Iain Watson Boston View Boston Road Glenrothes Scotland KY6 2RE

**Application Permitted - no conditions**

128 **Application No:** 21/03445/FULL

**Date Decision Issued:** 10/02/2022

**Ward:** Kirkcaldy North

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** 42 Dalmahoy Crescent Kirkcaldy Fife KY2 6SZ

**Applicant:** Mr Bruce Gregory 42 Dalmahoy Crescent Kirkcaldy Fife KY2 6SZ

**Agent:** Grant Allan 45 Pitmedden Road Dunfermline United Kingdom KY11 8FJ

**Application Permitted - no conditions**

129 **Application No:** 21/03913/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** Kirkcaldy North

**Proposal:** Single storey extension to front of dwellinghouse and formation of balcony

**Location:** 12 Glenbervie Road Kirkcaldy Fife KY2 6HR

**Applicant:** Mr David Mitchell 12 Glenbervie Road Kirkcaldy Fife KY2 6HR

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

**Application Permitted - no conditions**



130 **Application No:** 21/03428/FULL

**Date Decision Issued:** 25/01/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations, extensions and formation of dormer windows to dwellinghouse

**Location:** 68 Main Street Upper Largo Leven Fife KY8 6EW

**Applicant:** Mr John Purves 68 Main Street Upper Largo Leven Fife KY8 6EW

**Agent:**

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo

**Proposal:** Change of use of a former Flax Retting Mill to create a visitor hub including provision of hostel tourist accommodation, meeting and exhibition space, cafe/restaurant, craft workshops, office and ancillary accommodation.

**Location:** Silverburn Park Largo Road Leven Fife

**Applicant:** Fife Employment Access Trust 3 Silverburn Cottages 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. BEFORE ANY WORK STARTS ON SITE, finalised details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions, shall be submitted for the written approval of this Planning Authority. Such works shall thereafter be retained, operated at all times when the cafe/restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Planning Authority.
2. Prior to the first operations of any of the units within the proposed visitor hub development, the existing private vehicular access leading directly from the A915 classified public road shall be widened to 5.5 metres for a length of 30 metres from the give-way line on the A915. The widened carriageway shall be constructed in a bound material to match existing.
3. Prior to the first operations of any of the units within the proposed visitor hub development, a 2 metres wide footway shall be provided between the south side of the proposed/existing pedestrian crossing on the A915 classified public road and the vehicular access to the site. The footway shall be constructed in accordance with the Fife Council Transportation Development Guidelines (100mm sub-base; 40mm binder layer; and 30mm surface course).
4. Prior to the first operations of any of the units within the proposed visitor hub development, visibility splays of 4.5m x 140m shall be provided to the East and to the West at the junction of the vehicular crossing and the A915 classified public road. For the avoidance of any doubt, these visibility splays shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the first operations of any of the units within the proposed visitor hub development, there shall be off street parking provided and delineated with half round treated car park markers as shown on Drawing No. C.1082 AL (8) 15D (04A Proposed Site Plan). These parking spaces, which include accessible parking bays and electric vehicle charging bays shall thereafter be maintained for the lifetime of the development for the purposes of off street parking.
6. Prior to the first operations of any of the units within the proposed visitor hub development, bicycle parking shall be provided as shown on Drawing No. C.1082 AL (8) 15D (04A Proposed Site Plan). Alongside the bicycle parking area, there shall be provided a minimum of 2 No. Motorcycle parking spaces.
7. Prior to the first operations of any of the units within the proposed visitor hub development, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
8. Prior to any works commencing on site, an updated winter bat survey shall be undertaken and submitted for the written approval of Fife Council as planning authority. Where evidence of the presence of bats are detected, a programme of mitigation and compensation, which allows these species to be maintained and enhanced and if necessary the appropriate licences obtained from SNH shall be included with the survey. The works shall be undertaken in accordance with any mitigation agreed through that survey and be retained for the lifetime of the development.
9. 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](http://www.fifedirect.org.uk/contaminatedland).

10.

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

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

**Reason(s):**

1. In the interests of amenity and in order to retain proper control over the operation of the premises.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that two way traffic can freely enter and exit the access junction to the A915 classified public road and avoid any obstruction of vehicular traffic on this major road.
3. In the interest of pedestrian and road safety; to ensure a safe pedestrian walkway is provided from the pedestrian crossing into the site.
4. In the interest of road safety; to ensure the provision of adequate visibility splays are maintained at the junction of the vehicular access and the public road.
5. In the interest of road safety; to ensure that adequate off street parking is provided.
6. In the interest of road safety; to ensure that parking is available for various modes of transport.
7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of protecting natural heritage assets; to ensure appropriate bat mitigation measures are provided on site.
9. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
10. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
11. To ensure all contamination within the site is dealt with.

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Listed Building Consent for the repair, alteration, extension and conversion of a former Flax Retting Mill to create a visitor hub along with removal of redundant timber outbuildings, relocation of existing stone gate piers  
**Location:** Silverburn Park Largo Road Leven Fife  
**Applicant:** Fife Employment Access Trust 3 Silverburn Cottages 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. BEFORE ANY WORK STARTS ON SITE, finalised details of the colour of roof sheeting, drainage and rooflights in BS/RAL shall be submitted for the written approval of this Planning Authority.

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Change of use from open space to overflow car park  
**Location:** Silverburn Park Largo Road Leven Fife  
**Applicant:** Fife Employment Access Trust 3 Silverburn Cottages 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. Prior to the first operations of the car parking facility, all car parking spaces shall have minimum dimensions of 2.5m x 5.0m with an aisle width between the parking bays of 6.0m.
2. Prior to the first operations of the car parking facility, the junction access at the entrance to the proposed car parking area shall have a minimum width of 5.5m and shall extend at this width for 6.0m into the car parking area.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off street parking.
2. In the interest of road and driver safety; to ensure that a turning manoeuvre can take place and that two way traffic can be accommodated at this junction access.

134 **Application No:** 21/03702/LBC

**Date Decision Issued:** 01/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed Building Consent for installation of solar panels (works carried out)

**Location:** Ingothill House Langside Drive Kennoway Leven Fife KY8 5LG

**Applicant:** Mr John Young Ingothill House Langside Drive Kennoway Scotland KY8 5LG

**Agent:** David Macfarlane 2 Gallows Knowe Crossgates Scotland KY4 8FE

**Application Permitted - no conditions**

135Application No: 21/03775/FULL

Date Decision Issued: 02/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of dwellinghouse, detached garage and associated works

**Location:** The Old Coach House Hatton Law Pilmuir Lundin Links Leven Fife KY8 5QD

**Applicant:** Mr and Mrs M Stuart The Old Coach House Hatton Law Pilmuir Lundin Links  
Leven Fife KY8 5QD

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

**Application Permitted - no conditions**

136 **Application No:** 21/03406/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to rear of dwellinghouse and installation of replacement windows and door

**Location:** Glenmore Church Road Leven Fife KY8 4JD

**Applicant:** Mr Brian Morgan Glenmore Church Road Leven Fife KY8 4JD

**Agent:** Adrian Wishart 32 Craiglockhart Crescent Edinburgh Scotland EH14 1EY

**Application Permitted - no conditions**



137 **Application No:** 21/03735/FULL

**Date Decision Issued:** 11/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to front, side and rear of dwellinghouse

**Location:** 12 Graham Crescent Leven Fife KY8 4BE

**Applicant:** Mr Paul Cheney 12 Graham Crescent Leven Fife KY8 4BE

**Agent:**

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo  
**Proposal:** First floor extension to existing detached garage to form ancillary accommodation  
**Location:** Taigh Solais Cupar Road Bonnybank Leven Fife KY8 5SX  
**Applicant:** Mr Mrs Roberts Taigh Solais Cupar Road Bonnybank Scotland KY8 5SX  
**Agent:** Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the alterations and first floor extension to the existing garage hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the garage shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Installation of combined heat and power (CHP) unit  
**Location:** Silberline Ltd Banbeath Industrial Estate Banbeath Court Leven Fife KY8 5HD  
**Applicant:** Silberline Ltd Banbeath Road Banbeath Industrial Estate Leven Scotland KY8 5HD  
**Agent:** Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the commencement of development, a Noise Impact Assessment should be submitted to, and agreed in writing by, this Planning Authority. Any mitigation measures identified within this assessment should subsequently be implemented prior to the development being brought into use and maintained for the lifetime of the development, unless otherwise agreed in writing with the planning authority.

For avoidance of doubt, the report shall include:

1. an assessment of noise emissions from the proposed development;
2. details of background existing and predicted noise levels at the boundary of Lawrence Drive
3. a written scheme of noise reduction mitigation required to maintain a satisfactory residential amenity environment.

The proposed mitigation is to be installed prior to the operation of the CHP equipment.

### **Reason(s):**

1. In the interests of residential amenity; to ensure that nearby residential properties are not adversely affected by noise from the proposed development.

140 **Application No:** 21/03753/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of defibrillator

**Location:** Largo Parish Church Church Place Upper Largo Leven Fife KY8 6EH

**Applicant:** Largo Parish Church (on Behalf Of) Church Place Upper Largo Fife Scotland  
KY8 6FA

**Agent:** Arnott Wilson 18 Castaway Lane Lower Largo Leven Fife KY8 6FA

**Application Permitted - no conditions**

141 **Application No:** 21/03762/FULL

**Date Decision Issued:** 18/02/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 4 East Drive Upper Largo Leven Fife KY8 6EZ

**Applicant:** Mrs Susan Fox 4 East Drive Upper Largo Leven Fife KY8 6EZ

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

**Application Permitted - no conditions**

142Application No: 21/02918/FULL

Date Decision Issued: 28/01/2022

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 64 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

**Applicant:** Mr & Mrs Ross 64 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

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

**Application Permitted - no conditions**

143 **Application No:** 21/03707/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use from agricultural land to private garden ground to serve Plot 3 of the development the subject of approval 20/01249/ARC

**Location:** Muirton Farmhouse Cluny Kirkcaldy Fife KY2 6QT

**Applicant:** Muirton Developments Dothan Farmhouse Cluny Road Kirkcaldy Scotland KY2 6QP

**Agent:** David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The private garden ground hereby approved shall not be brought into use in advance of the first occupation of the dwellinghouse referred to as Plot 3 in planning approval ref. 20/01249/ARC (Approval of matters specified by conditions for the erection of 5 dwellinghouses and associated infrastructure (19/02851/PPP) - Muirton Farmhouse, Cluny, Kirkcaldy, Fife KY2 6QT).

**Reason(s):**

1. To avoid the private garden ground hereby approved being brought into use prematurely, such as would constitute unjustified development in the countryside.

144 **Application No:** 21/03721/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use of part of education and careers advice centre (Class 10) to clothing alterations/upholstery shop (Rooms G4 and G5) (Class 2) and to clothing design studio (Rooms F1 and F3-F5) (Class 4) (all retrospective)

**Location:** Lochgelly Miners Institute 129 Main Street Lochgelly Fife KY5 9AF

**Applicant:** Mr Kenneth Livingstone Lochgelly Miners Institute 129 Main Street Lochgelly Fife KY5 9AF

**Agent:**

**Application Permitted - no conditions**



145 **Application No:** 21/01592/FULL

**Date Decision Issued:** 27/01/2022

**Ward:** Rosyth

**Proposal:** Change of use from Bank (Class 2) to Community Hub (Sui Generis) and installation of new/replacement windows and doors

**Location:** Clydesdale Bank Queensferry Road Rosyth Dunfermline Fife KY11 2PT

**Applicant:** Rosyth Community Projects Ltd Rosyth Community Hub 8 Aberlour Street  
Rosyth UK KY11 2RD

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The 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. To ensure nearby residents are not disturbed by noise from these premises

146 **Application No:** 21/03193/LBC

**Date Decision Issued:** 01/02/2022

**Ward:** Rosyth

**Proposal:** Listed Building Consent for the replacement of flat roof material to the rear

**Location:** Parkgate Community Centre Parkgate Rosyth Dunfermline Fife KY11 2JW

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

**Agent:** Ian White Bankhead Central Bankhead Park 1 Bankhead Park Glenrothes  
United Kingdom KY7 6GH

**Application Permitted - no conditions**

147 **Application No:** 21/03499/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Rosyth

**Proposal:** Replacement of window with a door and formation of raised platform to side of flat

**Location:** 14 Brankholm Crescent Rosyth Dunfermline Fife KY11 2TF

**Applicant:** Ms Malgorzata Kot 14 Brankholm Crescent Rosyth KY11 2TF

**Agent:**

**Application Permitted - no conditions**

**Ward:** Rosyth

**Proposal:** Erection of 19 no affordable dwellings with associated access, car parking provision, SUDs and landscaping works (amendment to previously approved application 20/02988/FULL)

**Location:** Kinniny House Ordnance Road Crombie Dunfermline Fife KY12 8JZ

**Applicant:** Our Street Ltd McLean House Cartmore Industrial Estate Lochgelly Fife KY5 8LL

**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. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to completion of the development, a footway measuring 2 metres wide shall be provided along the total Farm Road and Ordnance Road frontage of the site.
3. Prior to the occupation of each dwelling hereby approved, its access driveway or parking area shall be constructed to the satisfaction of Fife Council as Planning Authority, at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
4. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
5. Prior to the occupation of each dwelling, off-street car parking shall be provided for each dwelling in accordance with the current Fife Council Parking Standards and be used for the purposes of off-street parking. The parking spaces shall be retained through the lifetime of the development.
6. Prior to the occupation of the first dwelling in plots 1 - 12, 2 visitor car parking spaces shall be provided within the layby adjacent to Ordnance Road, in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
7. Prior to the occupation of the first house in plots 13 - 19, 4 visitor car parking spaces shall be provided within the parking court fronting these units, in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Class 1A, 1B, 1C and Class 3A and 3B shall be undertaken within the curtilages of plots 1, 2, 7, 8, 9, 10, 14 and 15.
9. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
10. The approved landscaping scheme shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
11. 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](http://www.fifedirect.org.uk/contaminatedland).

12. 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 12. 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.

13. 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.

14. BEFORE ANY WORKS START ON SITE, exact details of the energy saving measures/efficiencies required to comply with the Scottish Planning Policy (2014) on A Low Carbon Place (Delivering Heat and Electricity) and Policy 11 of the Adopted FIFEplan (2017) shall be submitted for the prior written approval of Fife Council as Planning Authority. The details submitted shall demonstrate the exact measures incorporated in the proposed building(s) to minimise the energy used on the site, and those measures incorporated in the overall design of the building(s) which minimise the impact on the carbon footprint of the building(s). Thereafter, the building(s), and any additional energy installations, which might be required, shall be implemented as approved, and any variations shall first be agreed in writing with the Planning Authority.
15. BEFORE ANY WORKS START ON SITE, details of a proposed Scheme of Works shall be submitted to and agreed by Fife Council as Planning Authority. For the avoidance of doubt the Scheme of Works shall be designed to mitigate the effects on sensitive properties of dust, noise and vibration from the proposed development.
16. Prior to any works commencing on site, a traffic management plan which covers the construction phase of the development shall be submitted for written approval by Fife Council as Planning Authority. The traffic management plan shall contain details of routing and timing of deliveries to site, site operatives parking area and traffic management required to allow off site operations etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
17. Before any finishes are applied on site, details of the specification and colour of the proposed external finishes to be applied to all dwellings, paths, driveways and parking courts, shall be submitted for approval in writing by the Planning Authority. Once approved, the agreed details shall be implemented on site in full.
18. Before any works start on site, full details of the boundary treatments hereby approved shall be submitted for

the prior written approval of the Planning Authority.

19. PRIOR TO THE OCCUPATION OF ANY UNIT, 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.
20. Prior to any development commencing on Plots 18 and 19, revised building elevations shall be submitted for both plots which show the solar panels relocated to the south facing roof slope. The development of these plots shall then be undertaken in accordance with the drawings approved through this condition.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. An additional degree of planning control is necessary due to smaller garden ground areas associated with these dwellinghouses.
9. In order to define the terms of the consent.
10. In the interest of visual amenity and biodiversity enhancement; to ensure the approved landscaping scheme is implemented.
11. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
12. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
13. To ensure all contamination within the site is dealt with.
14. In the interests of securing sustainable development, to minimise the impact on the environment and to ensure the residential properties are energy efficient.
15. In the interests of residential amenity; to mitigate against the effects of the construction phase of the development on neighbouring residential properties.
16. In the interest of road safety; to ensure minimum disruption to residences and the local road network within the vicinity of the site.
17. In the interests of visual amenity; to ensure that the external finishing materials are of high quality and appropriate to the character of the area.
18. In the interest of visual amenity; to ensure that the boundary treatments respect the character and appearance of the surrounding area.
19. 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.
20. In the interest of sustainability; to ensure the approved solar panels function appropriately.

149 **Application No:** 21/03451/FULL

**Date Decision Issued:** 09/02/2022

**Ward:** Rosyth

**Proposal:** Installation of path along pier

**Location:** Limekilns Harbour Promenade Limekilns Fife

**Applicant:** Mr Russell Kelly 33 Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

**Agent:** Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

**Application Permitted - no conditions**

150 **Application No:** 21/03452/LBC

**Date Decision Issued:** 09/02/2022

**Ward:** Rosyth

**Proposal:** Listed Building Consent to install path along pier

**Location:** Limekilns Harbour Promenade Limekilns Fife

**Applicant:** Mr Russell Kelly 33 Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

**Agent:** Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

**Application Permitted - no conditions**



151 **Application No:** 21/01867/HDG

**Date Decision Issued:** 18/02/2022

**Ward:** St. Andrews

**Proposal:** Application for High Hedge

**Location:** 3 Auld Burn Road St Andrews Fife KY16 8JB

**Applicant:** Mr Paul Carrier 6 Kinnessburn Road St Andrews Fife KY16 8BU

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. A High Hedge Notice shall be served for the complete removal of 2 of the 4 Cypress trees which are located on the rear east garden boundary of 3 Auld Burn Road, St. Andrews. The 2 trees for removal are those which are located closest to the garden's rear north boundary shared with 4 and 6 Kinnessburn Road, St Andrews. Works shall be completed within 5 months from the date of this notice.

152Application No: 21/03243/FULL

Date Decision Issued: 25/01/2022

**Ward:** St. Andrews

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 16 Windsor Gardens St Andrews Fife KY16 8XL

**Applicant:** Mrs Heather Edie 16 Windsor Gardens St Andrews Fife KY16 8XL

**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

**Application Permitted - no conditions**

153 **Application No:** 21/03741/LBC

**Date Decision Issued:** 26/01/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the removal of existing paving and walling to the front and rear elevations to allow for the introduction of new ramps along with internal alterations and new door

**Location:** 12 North Street St Andrews Fife KY16 9PW

**Applicant:** St Andrews Preservation Trust St Andrews Preservation Trust Museum 12 North Street St Andrews Scotland KY16 9PW

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

**Application Permitted - no conditions**

154 **Application No:** 21/03742/FULL

**Date Decision Issued:** 26/01/2022

**Ward:** St. Andrews

**Proposal:** Removal of existing paving and walling to the front and rear elevations to allow for the introduction of new ramps along with installation of new door

**Location:** 12 North Street St Andrews Fife KY16 9PW

**Applicant:** St Andrews Preservation Trust St Andrews Preservation Trust Museum 12 North Street St Andrews Scotland KY16 9PW

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

**Application Permitted - no conditions**

155 **Application No:** 21/03192/FULL

**Date Decision Issued:** 27/01/2022

**Ward:** St. Andrews

**Proposal:** Single storey extensions to sides of dwellinghouse

**Location:** 1 Letham Place St Andrews Fife KY16 8RB

**Applicant:** Mr & Mrs Mcgrath 1 Letham Place St Andrews Fife KY16 8RB

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED, 2 off-street parking spaces shall be provided as detailed on approved drawing 03A and in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
2. FOR THE AVOIDANCE OF DOUBT, the proposed works to the existing boundary hedge as identified on approved drawing 03A shall be carried out BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED and the hedge shall be thereafter permanently maintained as such for the lifetime of the development.

**Reason(s):**

1. To ensure adequate provision of off-street car parking.
2. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.

156 **Application No:** 21/03207/LBC

**Date Decision Issued:** 28/01/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal alterations to flatted dwelling (amendment to 15/03682/LBC, work completed)

**Location:** 25 Market Street St Andrews Fife KY16 9NS

**Applicant:** Mr John Lupton 25 Market Street St Andrews Fife KY16 9NS

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

**Application Permitted - no conditions**

157 **Application No:** 21/03301/FULL

**Date Decision Issued:** 28/01/2022

**Ward:** St. Andrews

**Proposal:** Installation of 5 No. replacement windows

**Location:** 14 Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mr & Mrs Christopher & Kate Dale 14 Hope Street St Andrews Fife KY16 9HJ

**Agent:** Lorn Macneal 3 St Vincent Street Edinburgh Scotland EH3 6SW

**Application Permitted - no conditions**

158 **Application No:** 21/03302/LBC

**Date Decision Issued:** 28/01/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of 5 No. replacement windows

**Location:** 14 Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mr & Mrs Christopher & Kate Dale 14 Hope Street St Andrews UK KY16 9HJ

**Agent:** Lorn Macneal 3 St Vincent Street Edinburgh Scotland EH3 6SW

**Application Permitted - no conditions**



159 **Application No:** 21/03388/FULL

**Date Decision Issued:** 28/01/2022

**Ward:** St. Andrews

**Proposal:** Installation of 2 dormers to front of Hotel (Class 7)

**Location:** New Inn 21 - 23 St Mary Street St Andrews Fife KY16 8AZ

**Applicant:** Kingdom Taverns 191 Nicol Street Kirkcaldy United Kingdom KY1 2BD

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

**Application Permitted - no conditions**

160 **Application No:** 21/03250/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** St. Andrews

**Proposal:** Proposed single storey extension to side of dwellinghouse

**Location:** 6 Aikman Place St Andrews Fife KY16 8XS

**Applicant:** Mmes F & E Smart 6 Aikman Place St Andrews Fife KY16 8XS

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

**Application Permitted - no conditions**

161 **Application No:** 21/03286/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** St. Andrews

**Proposal:** Installation of dormer extension to front of dwellinghouse

**Location:** 19 Kinkell Terrace St Andrews Fife KY16 8DS

**Applicant:** Mr Tom Forrest 19 Kinkell Terrace St Andrews Fife KY16 8DS

**Agent:**

**Application Permitted - no conditions**

162 **Application No:** 21/03308/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 24 Adamson Court St Andrews Fife KY16 9LJ

**Applicant:** Mr & Mrs J. Black 24 Adamson Court St Andrews Fife KY16 9LJ

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 02, the double glazing units shall measure no more than 22 mm thick as confirmed on approved drawing 01A.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the proposed development is in keeping with the original scheme so that uniformity can be retained and so that the development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

**Ward:** St. Andrews  
**Proposal:** Erection of rear 5-storey extension and replacement front entrance extension including external alterations with associated infrastructure and landscaping (including demolition)  
**Location:** Scores Hotel 76 The Scores St Andrews Fife KY16 9BB  
**Applicant:** The Scores Hospitality Ltd 2 Downshire Road Hollywood Belfast United Kingdom BT18 9LU  
**Agent:** Sheila Hobbs 24a Stafford Street Edinburgh United Kingdom EH3 7BD

### 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](http://www.fifedirect.org.uk/contaminatedland).

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 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.

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

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

5. PRIOR TO ANY WORKS COMMENCING ON SITE, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

It shall provide the following details:

- Site working hours;
  - Adherence to good practise in protecting the environment and ecology;
  - Dust, noise and vibration suppression; and
  - Protection of water environment.
6. A traffic management (TM) plan for 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 of delivery routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation, etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
  7. Prior to the commencement of construction on site, samples of the external construction finishing materials of the hotel extensions (in particular relating to the roof, windows, walls and cladding) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the hotel extensions shall be constructed and finished in full accordance with the agreed samples prior to their first use.
  8. 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 use of the hotel extensions and thereafter maintained in full working order for the lifetime of the development.
  9. 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. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
5. To ensure the environment in and around the site and residential amenity is protected during construction.
6. In the interest of road safety; to ensure minimum disruption to residents in the vicinity of the site.
7. To define the terms of this permission and ensure that the hotel is in-keeping with the character of the surrounding area.
8. In the interests of ensuring appropriate handling of surface water.
9. 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.

164 **Application No:** 21/03538/CAC

**Date Decision Issued:** 02/02/2022

**Ward:** St. Andrews

**Proposal:** Conservation area consent for substantial demolition

**Location:** Scores Hotel 76 The Scores St Andrews Fife KY16 9BB

**Applicant:** The Scores Hospitality Ltd 2 Downshire Road Hollywood Belfast United Kingdom BT18 9LU

**Agent:** Sheila Hobbs 24a Stafford Street Edinburgh United Kingdom EH3 7BD

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the conservation area.



165 **Application No:** 21/03553/LBC

**Date Decision Issued:** 02/02/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal alterations

**Location:** Waldon House 16 The Links St Andrews Fife KY16 9JB

**Applicant:** The Royal & Ancient Golf Club Of St Andrews The Royal & Ancient Golf Club of St Andrews Golf Place St Andrews UK KY16 9JD

**Agent:** Neil Simpson Fort Street House 63 Fort Street Broughty Ferry DUNDEE UK DD5 2AB

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Erection of three storey extension to form 6 flatted dwellinghouses (Class 9)

**Location:** 4 St Marys Place St Andrews Fife

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

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The flats 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 3 unrelated residents living together in a flatted dwelling. For the avoidance of doubt, the flats hereby approved shall not be used for Housing in Multiple Occupation.
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.

**Reason(s):**

1. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
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.

167 **Application No:** 21/03394/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** St. Andrews

**Proposal:** Erection of domestic outbuilding

**Location:** 19 Lade Braes St Andrews Fife KY16 9ES

**Applicant:** Mrs Dorothea Morrison 19 Lade Braes St Andrews Fife KY16 9ES

**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. BEFORE WORKS COMMENCE ON SITE, full specification details on the proposed screw system to be used and the method of installation of the garden building shall be submitted for prior approval in writing by this Planning Authority.

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

**Reason(s):**

1. To reserve the rights of the Planning Authority with respect to these details.

168 **Application No:** 21/03780/LBC

**Date Decision Issued:** 04/02/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the refurbishment of existing outbuildings

**Location:** 12 North Street St Andrews Fife KY16 9PW

**Applicant:** St Andrews Preservation Trust St Andrews Preservation Trust Museum 12  
North Street St Andrews Scotland KY16 9PW

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

**Application Permitted - no conditions**

169 **Application No:** 21/03782/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** St. Andrews

**Proposal:** Two storey and single storey extensions to rear of dwellinghouse, installation of new window and infill of first floor balcony to front of dwellinghouse

**Location:** 128 Hepburn Gardens St Andrews Fife KY16 9LT

**Applicant:** Mr M Chadwick 128 Hepburn Gardens St Andrews Fife KY16 9LT

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Installation of telecommunications cabinet

**Location:** St Marys Place Car Park St Marys Place St Andrews Fife KY16 9UY

**Applicant:** Mr Henry Meechan Excel House Renshaw Place Eurocentral Motherwell  
Scotland ML1 4UF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

171 **Application No:** 21/03570/FULL

**Date Decision Issued:** 08/02/2022

**Ward:** St. Andrews

**Proposal:** Installation of telecommunications cabinet

**Location:** 60 South Street St Andrews Fife KY16 9JT

**Applicant:** Mr Henry Meechan Excel House Renshaw Place Eurocentral Motherwell  
Scotland ML1 4UF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Installation of telecommunications cabinet

**Location:** North Car Park Argyle Street St Andrews Fife KY16 9BX

**Applicant:** Mr Henry Meechan Excel House Renshaw Place Eurocentral Motherwell  
Scotland ML1 4UF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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



173 **Application No:** 21/03182/CLP

**Date Decision Issued:** 11/02/2022

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (proposed) for installation of air source heat pump

**Location:** 14 Lamond Drive St Andrews Fife KY16 8BD

**Applicant:** Mr Ian Ramsay 14 Lamond Drive St Andrews Fife KY16 8BD

**Agent:**

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Erection of domestic outbuilding / ancillary accommodation

**Location:** 65 Tom Morris Drive St Andrews Fife KY16 8EN

**Applicant:** Mr Richard Brooks 65 Tom Morris Drive St Andrews Fife KY16 8EN

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, the hedge on the east boundary of the rear garden shall be maintained along its full length at a height of not less than 1.7 metres high as measured from garden ground level unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interests of safeguarding the residential amenity of the neighbouring property.

175Application No: 21/03517/FULL

Date Decision Issued: 11/02/2022

**Ward:** St. Andrews

**Proposal:** Erection of garden room with ancillary accommodation to rear of property

**Location:** 18 Andrew Lang Crescent St Andrews Fife KY16 8YL

**Applicant:** Mrs Deborah Stanfield 18 Andrew Lang Crescent St. Andrews Scotland KY16 8YL

**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, 3 off-street parking spaces shall be provided as shown on approved drawing 05 in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To ensure adequate provision of off-street car parking.

**Ward:** St. Andrews

**Proposal:** Erection of domestic outbuilding

**Location:** 1 Alexandra Place Market Street St Andrews Fife KY16 9XD

**Applicant:** Mr J Boyle 1 Alexandra Place Market Street St Andrews KY16 9XD

**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. BEFORE ANY WORKS START ON THE GARDEN BUILDING, the proposed rear garden west boundary wall as approved and detailed under planning consent 21/01320/FULL shall be fully built and finished unless otherwise agreed in writing by this Planning Authority.
2. BEFORE WORKS START ON SITE, full specification details, including colour of the timber cladding to the garden building shall be submitted for prior approval in writing by the Planning Authority.

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Alterations and extensions to garage to form ancillary accomodation

**Location:** 14 Priestden Road St Andrews Fife KY16 8DJ

**Applicant:** Mrs Val Eglinton 14 Priestden Road St Andrews Fife KY16 8DJ

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, no windows or other development shall be formed off the east elevation of the ancillary accommodation hereby approved at a later date without the express consent of the Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the existing 3 off-street parking spaces shall be maintained and kept available as such within the curtilage of 14 Priestden Road, St. Andrews for the lifetime of the development hereby approved in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interests of safeguarding the residential amenity of the neighbouring property.
3. To ensure an adequate provision of off-street car parking is maintained.

178 **Application No:** 21/03471/FULL

**Date Decision Issued:** 15/02/2022

**Ward:** St. Andrews

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 14 Cant Crescent St Andrews Fife KY16 8NF

**Applicant:** Mr Colin Scott 14 Cant Crescent St Andrews Fife KY16 8NF

**Agent:** Alyn Smith Suite 26 - Pure Offices 4 Lochside Way Edinburgh Park Edinburgh  
United Kingdom EH12 9DT

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the zinc standing seam roof shall be coloured grey unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.

**Reason(s):**

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

179 **Application No:** 21/02289/FULL

**Date Decision Issued:** 17/02/2022

**Ward:** St. Andrews

**Proposal:** Erection of ancillary living accommodation

**Location:** 48 Langlands Road St Andrews Fife KY16 8BN

**Applicant:** Mr Kevin Semple 48 Langlands Road St Andrews Fife KY16 8BN

**Agent:**

**Application Refused**

**Reason(s):**

1. The development proposal has failed to justify the principle need for the ancillary accommodation and no clear indication on what the ancillary accommodation's functional relationship with the first floor flatted dwelling would be has been provided, including who would be using the accommodations in both the short and the longer term. In addition the proposal in its current form would not comply with Fife Council's Planning Customer Guidelines in terms of site coverage and would introduce privacy infringements all of which would be contrary to Policies 1, and 10 of the Adopted FIFEplan (2017) and Fife Council Planning Customer Guidelines on Home Extensions and Garden Ground. The application is therefore contrary to Policies 1 and 10 of Adopted FIFEplan (2017) and the above related customer guidelines regarding Home Extensions and Garden Ground.

180 **Application No:** 21/03422/FULL

**Date Decision Issued:** 18/02/2022

**Ward:** St. Andrews

**Proposal:** External alterations, single storey extension to side of dwellinghouse and formation of raised decking

**Location:** Orchard Cottage Greenside Place St Andrews Fife KY16 9TH

**Applicant:** Professor Michael Whitby Broadlands 3 Hill Wootton Road Warwick United Kingdom CV35 7QL

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full specification details of the glass balustrade shall be submitted for prior approval in writing by this Planning Authority.

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

### **Reason(s):**

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



181 **Application No:** 21/02673/FULL

**Date Decision Issued:** 26/01/2022

**Ward:** Tay Bridgehead

**Proposal:** Installation of replacement windows

**Location:** 6 Scott Street Newport On Tay Fife DD6 8DD

**Applicant:** Mr Graeme Wishart 6 Scott Street Newport On Tay Fife DD6 8DD

**Agent:**

**Application Refused**

**Reason(s):**

1. The proposed windows, by virtue of their modern design, construction, non-traditional framing material, would through the application of 24mm thick double glazing units and 'plant-on' astragals undermine the historical integrity of the building and would adversely affect the appearance and character of the building and the surrounding Conservation Area. The proposal is therefore contrary to Scottish Planning Policy (2014), Historic Environment Scotland (HES) Policy Statement (2019), Historic Environment Scotland Managing Change in the Historic Environment - Windows (2018), Policies 1, 10 and 14 of the Adopted FIFEplan (2017), Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018) and Newport on Tay Conservation Area Appraisal and Management Plan (2017). The application is therefore recommended for refusal.

182 **Application No:** 21/03315/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** Tay Bridgehead

**Proposal:** Erection of porch extension to front of dwellinghouse

**Location:** Mullaich Cottage Lucklawhill Balmullo St Andrews Fife KY16 0BQ

**Applicant:** Ms Vikki Melville 14 Learmonth Gardens Edinburgh Scotland EH4 1HB

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

**Application Permitted - no conditions**

183 **Application No:** 21/02564/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** Tay Bridgehead

**Proposal:** Substitution of housetype on plots 1 and 6 to 36 to allow for erection of 32 dwellinghouses (amendment to 17/02241/ARC)

**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:**

### **Conditional Approval/Legal Agreement**

**Approve** subject to the following condition(s):-

1. All planting carried out on site shall be maintained by the developer, or a contractor working on their behalf, 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 by the developer or their contractor.

### **Reason(s):**

1. 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.

184 **Application No:** 21/03764/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** Tay Bridgehead

**Proposal:** Replacement porch extension to front of dwellinghouse and erection of timber decking to rear

**Location:** 60 West Road Newport On Tay Fife DD6 8HP

**Applicant:** Mr Graham McDougall 60 West Road Newport On Tay Fife DD6 8HP

**Agent:**

**Application Permitted - no conditions**

185 **Application No:** 21/03905/FULL

**Date Decision Issued:** 16/02/2022

**Ward:** Tay Bridgehead

**Proposal:** Erection of ancillary unit to provide additional teaching space

**Location:** Wormit Primary School Flass Road Wormit Newport On Tay Fife DD6 8NL

**Applicant:** Fife Council Education Service Rothesay House Rothesay Place Glenrothes Scotland KY7 6GH

**Agent:** kevin tivendale Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

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

**Reason(s):**

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

**Ward:** West Fife And Coastal Villages  
**Proposal:** Single storey extension to rear of dwellinghouse  
**Location:** Shrub Cottage Station Road Oakley Dunfermline Fife KY12 9NW  
**Applicant:** Mr Chris Robinson Shrub Cottage Station Rd Oakley Scotland KY12 9NW  
**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted 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](http://www.fifedirect.org.uk/contaminatedland).

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 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.

187 **Application No:** 21/02872/FULL

**Date Decision Issued:** 31/01/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Alterations, formation of raised platform and two-storey extension to side and front of dwellinghouse

**Location:** 35 Bickram Crescent Comrie Dunfermline Fife KY12 9XL

**Applicant:** Mr Robert Morgan 35 Bickram Crescent Comrie Dunfermline Fife KY12 9XL

**Agent:** Greig Ramsay 88 Porterfield Comrie United Kingdom KY12 9XG

**Application Permitted - no conditions**



188 **Application No:** 21/02780/FULL

**Date Decision Issued:** 01/02/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of replacement windows

**Location:** 65 Kirk Street Kincardine Alloa Fife FK10 4PT

**Applicant:** Mrs Annette Potter 65 Kirk Street Alloa Scotland FK104PT

**Agent:** Chuanne Simon 237 Baldridgeburn Dunfermline Fife KY12 9EG

**Application Permitted - no conditions**

189 **Application No:** 21/03505/CLE

**Date Decision Issued:** 01/02/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of Lawfulness Existing for production, storage and distribution (Micro Brewery) (Class 5)

**Location:** Unit 20 M90 Commerce Park Dunfermline Fife KY12 0SJ

**Applicant:** Black Metal Brewery Ltd 10/7 Smithfield Street Edinburgh UK EH11 2PQ

**Agent:** Michael McDougall TLT 140 West George Street Glasgow United Kingdom G2 2HG

**Application Permitted - no conditions**

190 **Application No:** 21/02967/FULL

**Date Decision Issued:** 04/02/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of prescription dispenser

**Location:** 14 Wardlaw Way Oakley Dunfermline Fife KY12 9QH

**Applicant:** Mahyar Nickkho-Amiry 67 Bank Street Lochgelly Fife KY5 9QN

**Agent:** Kerr Hadden 15 Grange Road Burntisland United Kingdom KY3 0HH

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** Single storey extension to rear of dwellinghouse and erection of domestic outbuilding  
**Location:** The Ochil View 3 Woodhead Farm Road High Valleyfield Dunfermline Fife KY12 8EQ  
**Applicant:** Mr James Douglas Shaw The Ochil View 3 Woodhead Farm Road High Valleyfield Dunfermline Fife KY12 8EQ  
**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy Fife KY2 5PH

**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.

192Application No: 21/03384/FULL

Date Decision Issued: 11/02/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** External alterations including installation of rooflights to flatted dwelling

**Location:** 20 Erskine Brae Culross Dunfermline Fife KY12 8HZ

**Applicant:** Mrs Stephanie Thomson 20 Erskine Brae Culross Dunfermline Fife KY12 8HZ

**Agent:** John Bol The Whisky Bond 2 Dawson Road Glasgow UK G4 9SS

**Application Permitted - no conditions**

193 **Application No:** 21/03084/FULL

**Date Decision Issued:** 18/02/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** Ragnar House Bogside Blairhall Alloa Fife FK10 3QD

**Applicant:** Mrs Shona Cattigan Ragnar House Bogside Blairhall Alloa Fife FK10 3QD

**Agent:** Andrew Peebles 32 Moss Road Tillicoultry Scotland FK13 6NS

**Application Permitted - no conditions**