



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 25/01/2021 - 21/02/2021

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

1 **Application No:** 20/03098/FULL **Date Decision Issued:** 18/02/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Kinnarchie Park Methil Leven Fife KY8 3BD

Applicant: Mr Brian Hunter 6 Kinnarchie Park Methil Leven Fife KY8 3BD

Agent: Ross Speirs 60 Viewforth Street Kirkcaldy Fife KY1 3DJ

Application Permitted - no conditions

2 **Application No:** 20/01739/LBC **Date Decision Issued:** 25/01/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for single storey replacement extension to dwellinghouse and internal alterations

Location: Binn Lodge The Binn Cowdenbeath Road Burntisland Fife KY3 0LG

Applicant: Mr Campbell Poole Binn Lodge Cowdenbeath Road Burntisland UK KY3 0LG

Agent: David Hogg 5 Glanville Place Edinburgh Scotland EH3 6SZ

Application Permitted - no conditions

3 **Application No:** 20/02893/FULL **Date Decision Issued:** 05/02/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of two storey extension to rear of dwellinghouse

Location: 9 Kings Drive Kinghorn Burntisland Fife KY3 9XG

Applicant: Ms Clare Llewellyn 9 Kings Drive Kinghorn Burntisland Scotland KY3 9XG

Agent: Sean Hynds Silver Knoll Jerviswood Nursery Lanark Scotland ML11 7RH

Application Permitted - no conditions

4 **Application No:** 20/03183/FULL **Date Decision Issued:** 05/02/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of 2 no. dormers to rear of dwellinghouse

Location: 10 Dunearn Bank Burntisland Fife KY3 0HX

Applicant: Ms Valerie Bauckham 10 Dunearn bank Burntisland UK KY3 0HX

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

5 **Application No:** 21/00147/CLP **Date Decision Issued:** 12/02/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of Lawfulness (Proposed) for a single storey rear extension and alterations to front of dwellinghouse (formation of window)

Location: 18 Sandwell Crescent Kirkcaldy Fife KY1 1GH

Applicant: Mr Andrew Coull 18 Sandwell Crescent Kirkcaldy Scotland KY1 1GH

Agent: Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy**Proposal:** Change of use and extension from water filter station to dwellinghouse**Location:** Land At The Former Glassmount Filters Craigencalt Farm Grangehill Kinghorn Fife**Applicant:** Mr Ron Edwards Craigencalt Cottage Kinghorn Burntisland Scotland KY3 9YG**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE HEREBY APPROVED, colours and samples 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. A scheme of landscaping shall be implemented with additional screen planting on the boundaries of the application site. Full details of the landscaping shall be submitted for approval in writing by this Planning Authority PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED and thereafter completed in accordance with the details. These details shall include the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted in the area. The scheme as approved shall be implemented within the first planting season following the completion of the development.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the 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 prior to house occupation. Thereafter, the access driveway shall be retained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a turning area for a car shall be provided within the curtilage of the site and shall be formed out with the parking areas. The turning area shall thereafter be retained for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site a total of 2 No. off-street parking spaces for vehicles in accordance with the current Fife Council Transportation Development Management Guidelines. The parking spaces shall thereafter be retained through the lifetime of the development.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 1A, 1B, 3A, 3B, 3C, 3D and 3E shall be undertaken without the express prior consent of this Planning Authority.
7. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Planning Authority.

8. The approved dwellinghouse 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 shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity to minimise the visual impact of the dwellinghouse and to ensure a satisfactory standard of local environmental quality.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. As the site is located within a rural area, it is the opinion of this Planning Authority that the additional degree of planning control is necessary due to the character of the layout and the need to prevent uncontrolled site coverage.
7. To ensure all contamination within the site is dealt with.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

7 **Application No:** 20/03298/FULL **Date Decision Issued:** 18/02/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Park Place Kinghorn Burntisland Fife KY3 9RJ

Applicant: Mr D Aitchison 8 Park Place Kinghorn Burntisland Fife KY3 9RJ

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

Application Permitted - no conditions

8 **Application No:** 20/02869/FULL **Date Decision Issued:** 01/02/2021

Ward: Cowdenbeath

Proposal: Retrospective application for erection of shed

Location: 12 Arlick Road Kelty Fife KY4 0BH

Applicant: Mr And Mrs James Houghton 12 Arlick Road Kelty KY4 0BH

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

9 **Application No:** 20/02755/FULL **Date Decision Issued:** 04/02/2021

Ward: Cowdenbeath

Proposal: Raising of garden ground to rear and erection of garden room (retrospective)

Location: 37 Hilton Road Cowdenbeath Fife KY4 9EJ

Applicant: Mr Steven Bowman 37 Hilton Road Cowdenbeath KY4 9EJ

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

10 **Application No:** 20/01815/FULL

Date Decision Issued: 05/02/2021

Ward: Cowdenbeath

Proposal: Single storey extension and formation of raised platform, steps and railing to rear of dwellinghouse

Location: 116 Beechbank Crescent Kelty Fife KY4 0LT

Applicant: Mrs Bernice Drysdale 116 Beechbank Crescent Kelty KY4 0LT

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, details of a 1.8m high privacy screen to be set on the east elevation of the approved raised platform shall be submitted for approval prior to the commencement of works on site; and once approved shall be installed prior to the approved extension coming into use, and retained as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity, to mitigate direct overlooking to the rear garden area to the east side of the site.

11 **Application No:** 20/02731/FULL

Date Decision Issued: 10/02/2021

Ward: Cowdenbeath

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

Location: 82 Limepark Crescent Kelty Fife KY4 0FH

Applicant: Mr Colin Corner 82 Limepark Crescent Kelty KY4 0FH

Agent: Colm Curran 12 Main Street Comrie KY12 9HD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the existing rear garden outbuilding shall be removed from the site prior to the commencement of works on the approved extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

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

12 **Application No:** 20/02937/FULL

Date Decision Issued: 15/02/2021

Ward: Cowdenbeath

Proposal: Formation of new window to side of dwellinghouse

Location: 4 Thistle Court Crossgates Cowdenbeath Fife KY4 8AF

Applicant: Mrs Y Woodland 4 Thistle Court Crossgates KY4 8AF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved window shall remain obscure-glazed for the lifetime of the development.

Reason(s):

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

13 **Application No:** 21/00368/CLE

Date Decision Issued: 19/02/2021

Ward: Cowdenbeath

Proposal: Certificate of Lawfulness (Existing) for erection of single storey side and rear extension to dwellinghouse

Location: 122 Lochgelly Road Cowdenbeath Fife KY4 9HD

Applicant: Mr Brian Mathie 122 Lochgelly Road Cowdenbeath Scotland KY4 9HD

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

Application Permitted - no conditions

Ward: Cupar

Proposal: Listed Building Consent for repairing of bridge wall

Location: Dairsie Bridge Dron Dairsie Fife

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

Agent: Michael Anderson Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, a sample of the stonework shall be made up on site and made available for view for PRIOR approval in writing by this Planning Authority BEFORE ANY FURTHER WORK STARTS ON SITE.

Thereafter the development shall be carried out in accordance with the details provided 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 details and finishes do not detract from the character and appearance of this Category 'A' Listed Building

15 **Application No:** 20/02805/CLP

Date Decision Issued: 27/01/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for change of use from dwellinghouse and self-contained holiday accommodation to form dwellinghouse (class 9)

Location: Windmill House Drumcarro Drumcarrow St Andrews Cupar Fife KY15 5TY

Applicant: Mr S Leckie Windmill House Drumcarrow Cupar UK KY15 5TY

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

Application Permitted - no conditions

16 **Application No:** 20/03014/FULL **Date Decision Issued:** 28/01/2021

Ward: Cupar

Proposal: Porch extension to front of dwellinghouse

Location: 23 Sandylands Road Cupar Fife KY15 5JS

Applicant: Mrs Carole Wood 23 Sandylands Road Cupar Fife KY15 5JS

Agent: charlie bowman 23 EMSDORF STREET LUNDIN LINKS LEVEN uk KY8 6HL

Application Permitted - no conditions

Ward: Cupar
Proposal: Installation of replacement windows and doors, installation of new window and French doors, erection of domestic shed and bin store and formation of patio
Location: Castle House Anstruther Road Ceres Cupar Fife KY15 5NH
Applicant: Mr Andrew Goodman Castle House Anstruther Road Ceres Cupar Fife KY15 5NH
Agent: Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

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

1. BEFORE WORKS COMMENCE ON THE NEW REAR BEDROOM WINDOW OPENING ON THE FIRST FLOOR full specification details of the rybat , lintel and cill stones shall be submitted for prior approval in writing by the Planning Authority. For the avoidance of doubt, all stone details shall be constructed in natural stone of a colour, type, size and tooling to match the existing window stonework, unless otherwise agreed in writing with the Planning Authority before works commence on site.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no Cement) on all new stonework.
3. FOR THE AVOIDANCE OF DOUBT, and NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 03A, additional supporting information shall be submitted which legally clarifies the lawful status of the land where both new sheds are proposed, for PRIOR approval in writing by the Planning Authority BEFORE any shed is erected. If the Planning Authority is not satisfied with the information provided the sheds are not to be erected within the area as shown.
4. Should the lawful status of the land as described under Condition 3 be confirmed as private domestic garden ground, BEFORE any shed is erected, the rear east garden boundary as shown on approved drawing 03A shall be enclosed by a form of boundary enclosure, the details of which shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials do not detract from the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials used are appropriate and do not damage the traditional stonework of this Category C Listed Building.
3. To reserve the rights of the Planning Authority with respect to establishing the legal planning status of this part of the site.
4. In the interests of safeguarding visual amenity and local environmental quality.

Ward: Cupar

Proposal: Listed building consent for installation of replacement windows and doors, installation of new window and French doors, erection of domestic shed and bin store, formation of patio and internal alterations to dwellinghouse

Location: Castle House Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Mr Andrew Goodman Castle House Anstruther Road Ceres Cupar United Kingdom KY15 5NH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON THE NEW REAR BEDROOM WINDOW OPENING ON THE FIRST FLOOR full specification details of the rybat , lintel and cill stones shall be submitted for prior approval in writing by the Planning Authority. For the avoidance of doubt, all stone details shall be constructed in natural stone of a colour, type, size and tooling to match the existing window stonework, unless otherwise agreed in writing with the Planning Authority before works commence on site.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no Cement) on all new stonework.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials do not detract from the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials used are appropriate and do not damage the traditional stonework of this Category C Listed Building.

19 **Application No:** 21/00039/CLP

Date Decision Issued: 04/02/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for formation of patio doors to rear of dwellinghouse

Location: 9 Spruce Gardens Cupar Muir Cupar Fife KY15 5WN

Applicant: Mrs Ruth Gourley 9 Spruce Gardens Cupar Muir Cupar United Kingdom KY15 5WN

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

Application Permitted - no conditions

20 **Application No:** 20/02814/FULL

Date Decision Issued: 05/02/2021

Ward: Cupar

Proposal: Erection of garden room

Location: Tanglewood Cupar Road Cupar Muir Cupar Fife KY15 5RH

Applicant: Mrs Judith Fusaro Tanglewood Cupar Road Cupar Muir Scotland KY15 5RL

Agent: William Findlater Moorpark House 11 Orton Place Glasgow Scotland G51 2HF

Application Permitted - no conditions

21 **Application No:** 20/03089/FULL

Date Decision Issued: 08/02/2021

Ward: Cupar

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

Location: 34 Tarvit Avenue Cupar Fife KY15 5BW

Applicant: Mrs Brenda Little 34 Tarvit Avenue Cupar United Kingdom KY15 5BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE NEW DEVELOPMENT IS BROUGHT INTO USE, 2 off-street parking spaces shall be provided within the front garden curtilage as shown on approved drawing 02 in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
2. BEFORE ANY WORKS COMMENCE ON SITE, full specification details of the roofing tile, including its size shall be submitted for prior approval in writing by the Planning Authority.

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

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. To reserve the rights of the Planning Authority with respect to these details.

22 **Application No:** 20/03151/FULL

Date Decision Issued: 11/02/2021

Ward: Cupar

Proposal: Installation of wood burning stove and associated flue

Location: 6 Priestfield Maltings Pitlessie Cupar Fife KY15 7UE

Applicant: Miss Eilidh Smith Priestfield Maltings 6 Priestfield Maltings Pitlessie Cupar Scotland KY15 7UE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The flue hereby approved shall be finished externally in a black colour upon installation unless otherwise agreed in writing by this Planning Authority BEFORE any works commence on site and shall be permanently maintained as such for the lifetime of the flue.

Reason(s):

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

23 **Application No:** 20/03000/FULL

Date Decision Issued: 12/02/2021

Ward: Cupar

Proposal: Single storey extensions to front and side of dwellinghouse and formation of dormer extension

Location: Rosemount Coaltown Of Callange Callange Ceres Cupar Fife KY15 5LD

Applicant: Mr Douglas Murray Rosemount Farm House Rosemount Farm CALLANGE CERES United Kingdom KY15 5LD

Agent: RICHARD DYER 10 Hill Crescent Wormit Newport On Tay Fife DD6 8PQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The flue hereby approved shall be finished externally in a black colour upon installation and shall be permanently maintained as such for the lifetime of the flue.

Reason(s):

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

24 **Application No:** 20/02398/FULL

Date Decision Issued: 16/02/2021

Ward: Cupar

Proposal: Change of use from public house (Sui Generis) to dwellinghouse (Class 9) and external alterations including formation of window and door openings, removal of door opening, installation of juliet balcony

Location: Kingarroch Inn Main Street Craigrothie Cupar Fife KY15 5QA

Applicant: Mr Ian Smith Kingarroch Cottage Main Street Craigrothie UK KY15 5QA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

25 **Application No:** 20/02399/LBC

Date Decision Issued: 16/02/2021

Ward: Cupar

Proposal: Listed Building Consent for internal and external alterations including formation of window and door openings, removal of door opening, installation of juliet balcony

Location: Kingarroch Inn Main Street Craigrothie Cupar Fife KY15 5QA

Applicant: Mr Ian Smith Kingarroch Cottage Main Street Craigrothie UK KY15 5QA

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

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Change of use from first floor office (Class 2) to flatted dwelling (Sui Generis) (retrospective) and installation of extraction grille

Location: 7C Bridge Street Dunfermline Fife KY12 8AQ

Applicant: Mr Fredo Moghimian 11 Michael Nairn Park Kirkcaldy Scotland KY2 6QH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of the extraction grille shall be submitted to and approved in writing by Fife Council as Planning Authority WITHIN 3 MONTHS OF THE DATE OF THIS DECISION. For the avoidance of doubt; the extraction grille shall be of a colour which matches the existing render finish.
2. The recommended noise attenuation measures as contained within the approved noise impact assessment report (Plan Reference 11), specifically the installation of an acoustically attenuated passive ventilation system, shall be installed WITHIN EIGHT MONTHS OF THE DATE OF THIS DECISION and maintained and retained as such for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity and to preserve the character of the surrounding Dunfermline Conservation Area.
2. In the interests of safeguarding residential amenity and so as not to prejudice neighbouring businesses.

27 **Application No:** 20/02859/LBC

Date Decision Issued: 27/01/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for installation of replacement windows to flatted dwelling

Location: 5 Queens Court Viewfield Terrace Dunfermline Fife KY12 7JD

Applicant: Mr Martin Rowan 5 Queens Court Dunfermline Fife KY12 7JD

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

Application Permitted - no conditions

28 **Application No:** 20/02860/FULL **Date Decision Issued:** 27/01/2021

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 5 Queens Court Viewfield Terrace Dunfermline Fife KY12 7JD

Applicant: Mr Martin Rowan 5 Queens Court Dunfermline Fife KY12 7JD

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

Application Permitted - no conditions

29 **Application No:** 20/03025/FULL **Date Decision Issued:** 01/02/2021

Ward: Dunfermline Central

Proposal: Alterations and extension to integral garage

Location: 57 Old Kirk Road Dunfermline Fife KY12 7SQ

Applicant: Mr James Moyes 57 Old Kirk Road Dunfermline Scotland ky12 7sq

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

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Single storey extension and dormer extensions to rear of dwellinghouse and installation of replacement windows

Location: 32 Rolland Street Dunfermline Fife KY12 7ED

Applicant: Mr & Mrs I Cook 32 Rolland Street Dunfermline Fife KY12 7ED

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The windows numbered 1 to 12 inclusive shall be replaced with timber windows as detailed per approved drawings 07A, 09A, 10A, 12 and 13 within 12 months of the date of this consent unless another time frame for compliance is otherwise agreed in writing by this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the bathroom dormer windows shall be obscurely glazed upon installation and be permanently maintained as such.
3. FOR THE AVOIDANCE OF DOUBT, the stone infill to the front of the building below the window shall be in natural stone of a stone type, colour, coursing and finish which matches the existing stone work on the building's front elevation.
4. A traditional mortar mix shall be used on all natural stonework, consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
5. FOR THE AVOIDANCE OF DOUBT, the pruning of the neighbour's cherry tree as shown on approved drawing 14 is NOT APPROVED under this application and such works shall require separate consent from Fife Council's Tree Officer.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials and details do not detract from the character and appearance of this traditional building and the Dunfermline Conservation Area within which the building is located.
2. In the interests of safeguarding residential amenity of neighbouring property.
3. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this traditional building and the Dunfermline Conservation Area within which the building is located.
4. In the interests of visual amenity; to ensure that the proposed finishing materials are appropriate to the character and appearance of this traditional building and the Dunfermline Conservation Area within which the building is located.
5. In the interests of safeguarding visual amenity and to ensure works to protected trees follow correct procedure.

31 **Application No:** 20/02647/FULL

Date Decision Issued: 08/02/2021

Ward: Dunfermline Central

Proposal: Change of use from offices (class 2) to dwellinghouse (class 9) and external alterations including installation of extraction grilles and hidden trickle vents

Location: 14 Viewfield Terrace Dunfermline Fife KY12 7HZ

Applicant: BBBs Ltd 12 Athol Crescent Edinburgh United Kingdom EH8 3HA

Agent: Ayesha Munir 41 Gauze Street Paisley UNITED KINGDOM PA1 1EX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of the type, specification and colour of the extraction grilles shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DWELLINGHOUSE, HEREBY APPROVED, IS OCCUPIED. For the avoidance of doubt; the extraction grilles shall be of a colour which matches the existing stone finish as closely as possible.

Reason(s):

1. In the interests of visual amenity and to preserve the character of the surrounding Dunfermline Conservation Area.

32 **Application No:** 20/02986/FULL

Date Decision Issued: 08/02/2021

Ward: Dunfermline Central

Proposal: Erection of single story extension to side of dwellinghouse

Location: 89 St Johns Drive Dunfermline Fife KY12 7TL

Applicant: Ms Mihoko Narita 89 St John's Drive Dunfermline Fife KY12 7TL

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED, two off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

Ward: Dunfermline Central

Proposal: Erection of reverse vending machine unit for recycling purposes and associated works

Location: Aldi 18 - 20 Halbeath Road Dunfermline Fife KY12 7QY

Applicant: Aldi Stores Ltd Aldi Stores Ltd Pottishaw Road Bathgate UK EH48 2FB

Agent: Avison Young (UK) Ltd . 40 Torphichen Street Edinburgh UK EH3 8JB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; 120 parking spaces shall be provided within the site as shown on the approved proposed site plan (Plan Reference 03) and shall be available for use for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the 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.

34 **Application No:** 20/03126/FULL **Date Decision Issued:** 12/02/2021

Ward: Dunfermline Central

Proposal: Dormer extension to front, dormer extension to rear and single storey extension to rear and side of dwellinghouse

Location: 8 Lundin Road Crossford Dunfermline Fife KY12 8PJ

Applicant: Mrs Emma Shiels 8 Lundin Road Crossford United Kingdom KY12 8PJ

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

Application Permitted - no conditions

35 **Application No:** 20/03138/FULL

Date Decision Issued: 18/02/2021

Ward: Dunfermline Central

Proposal: Erection of domestic garage and retaining wall to front of dwellinghouse

Location: 14 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr Steven Logie 14 Garvock Hill Dunfermline Fife KY12 7UU

Agent: Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

Application Permitted - no conditions

Ward: Dunfermline North

Proposal: Erection of 3 dwellinghouses with associated access and parking

Location: 62 Leys Park Road Dunfermline Fife KY12 0AA

Applicant: Rio Developments Limited Torridon House Torridon Lane Rosyth KY12 2EU

Agent: Sam Sweeney 38 Walker Terrace Tillicoultry FK13 6EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 1A, 1B, 1C, 2A, 3A, 3B, 3C, 3D and 3E shall be undertaken without the express prior consent of this Planning Authority.
2. BEFORE THE DEVELOPMENT IS OCCUPIED; there shall be provided within the curtilage of the site two parking spaces per dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on the approved Block Plan (Plan Reference 04A). The parking spaces shall be retained for the lifetime of the development.
3. BEFORE ANY WORKS START ON SITE; full details of the required energy generating technologies (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.

Reason(s):

1. In the interests of residential amenity and due to the small size of the garden ground areas it is considered that an additional degree of planning control is necessary to prevent uncontrolled site coverage.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017).

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwelling

Location: 5 Foxglove Neuk Dunfermline Fife KY12 0NW

Applicant: Mr Mrs Rankin 5 Foxglove Neuk Dunfermline Scotland KY12 0NW

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

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.

38 **Application No:** 20/03198/CLP

Date Decision Issued: 29/01/2021

Ward: Dunfermline North

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

Location: 110 East Baldrige Drive Dunfermline Fife KY12 9FR

Applicant: Mr Andy Fraser 110 East Baldrige Drive Dunfermline Scotland KY12 9XH

Agent: Charina Beswick 91 Townhill Road Dunfermline UK KY12 0BW

Application Permitted - no conditions

39 **Application No:** 20/02708/FULL

Date Decision Issued: 01/02/2021

Ward: Dunfermline North

Proposal: Three storey extension to side of dwellinghouse

Location: 59 Carswell Place Dunfermline Fife KY12 9YJ

Applicant: Mr C Webster 59 Carswell Place Dunfermline United Kingdom KY12 9YJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE APPROVED BALCONY IS BROUGHT INTO USE, a 1.8 metre high obscurely glazed privacy screen shall be erected on the West facing side as indicated on the approved plans and thereafter maintained as such for the lifetime of the development.

Reason(s):

1. In the interests of safeguarding residential amenity.

40 **Application No:** 21/00155/CLP

Date Decision Issued: 08/02/2021

Ward: Dunfermline North

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

Location: 7 Myrtle Wynd Dunfermline Fife KY12 0NJ

Applicant: Mr Graham Belford 7 Myrtle Wynd Dunfermline Scotland KY12 0NJ

Agent: Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

Application Permitted - no conditions

Ward: Dunfermline North**Proposal:** Change of use from restaurant (Class 3) to dwellinghouse (Class 9) and external alterations including formation of raised platform and installation of windows, doors and rooflights**Location:** The Hideaway Kingseat Road Halbeath Dunfermline Fife KY12 0UB**Applicant:** Mr & Mrs Gordon & Suzanne Baillie 13 Fulmar Drive Dunfermline UK KY11 8JY**Agent:** Scott McAllister 35 Guthrie Street Edinburgh United Kingdom EH1 1JG**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE THE DWELLINGHOUSE IS OCCUPIED; acoustic trickle vents shall be installed in all bedroom windows and as specified within the submitted noise report (Plan Reference 06).
2. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; visibility splays 2m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development
4. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED DWELLINGHOUSE; the 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. 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).

Reason(s):

1. In the interests of safeguarding the residential amenity of any potential occupants of the, hereby approved, dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

42 **Application No:** 20/01855/FULL

Date Decision Issued: 15/02/2021

Ward: Dunfermline North

Proposal: Alterations to enlarge existing external decking

Location: 36 Kingseat Road Dunfermline Fife KY12 0DD

Applicant: Mr Leslie Kidd 36 Kingseat Road Dunfermline Fife KY12 0DD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE two 1.8m high privacy screens shall be erected on the decking hereby approved. A 1.8 metre high privacy screen shall be erected on the eastern edge of the decking where it bounds the mutual boundary with 38 Kingseat Road. A second 1.8 metre high privacy screen shall be erected to the west of the stairs from the point where the top of the stairs meets the raised deck extending south to a point in line with the existing rear building line of the lounge as identified on the approved plans. Both privacy screens shall measure 1.8 metres in height when measured from the finished floor level of the deck and shall be retained for the lifetime of the development. A plan detailing the location and specification of the privacy screens shall be submitted for the prior written approval of Fife Council as Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity.

43 **Application No:** 20/03200/FULL

Date Decision Issued: 15/02/2021

Ward: Dunfermline North

Proposal: Alteration and extension to dwellinghouse and erection of garden room

Location: Thistle Daeus Backmuir Of Pitfirrane Lundin Road Crossford Dunfermline Fife KY12 8QR

Applicant: Mr Craig Adamson Thistle Daeus Lundin Road Backmuir of Pitfirrane Dunfermline United Kingdom KY12 8QR

Agent: Robert Nicholson on behalf of Hurd Rolland 12 Abbey Park Place Dunfermline Scotland KY12 7PD

Application Permitted - no conditions

44 **Application No:** 20/03152/CLP

Date Decision Issued: 27/01/2021

Ward: Dunfermline South

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

Location: 88 Mcdonald Street Dunfermline Fife KY11 8NH

Applicant: Mr Steven Robertson 88 Mcdonald Street Dunfermline Fife KY11 8NH

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

Application Permitted - no conditions

45 **Application No:** 20/01889/FULL

Date Decision Issued: 03/02/2021

Ward: Dunfermline South

Proposal: Alterations to pitch of roof of dwellinghouse to form additional habitable living space and installation of dormer extension to rear.

Location: 36 Aberdour Road Dunfermline Fife KY11 4PE

Applicant: Mr Scott Lindores 36 Aberdour Road Dunfermline Fife KY11 4PE

Agent:

Application Permitted - no conditions

46 **Application No:** 20/02701/FULL

Date Decision Issued: 05/02/2021

Ward: Dunfermline South

Proposal: Change of use from shop (Class 1) to flatted dwelling (Sui Generis) and external alterations including installation of replacement roof, window and doors and extension to front

Location: East Shop 33 Mackie Place Dunfermline Fife KY11 4LS

Applicant: Mr S Coates 33 Mackie Place Dunfermline UK KY11 4LS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FLATTED DWELLING, HEREBY APPROVED, IS OCCUPIED; the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines and these works shall include the removal of the existing concrete ramp from the extents of the public road carriageway.
2. BEFORE THE FLATTED DWELLING, HEREBY APPROVED, IS OCCUPIED; there shall be provided within the curtilage of the site three parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

47 **Application No:** 20/03280/FULL

Date Decision Issued: 11/02/2021

Ward: Dunfermline South

Proposal: Single Storey Extension to Rear of Dwellinghouse

Location: 18 Aberdour Road Dunfermline Fife KY11 4PD

Applicant: Mr & Mrs W Donaldson 18 Aberdour Road Dunfermline KY11 4PD

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

Application Permitted - no conditions

Ward: Dunfermline South**Proposal:** Substitution of house types on plots 78-92 and 137-151 with associated landscaping works (amendment to 18/01758/FULL)**Location:** Site Adjacent To Lapwing Drive Lapwing Drive Dunfermline Fife**Applicant:** Mr David Jewell Springfield House 3 Central Park Avenue Larbert Scotland FK5 4RX**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF WORKS, a landscaping scheme shall be submitted to and agreed in writing with the Council as Planning Authority. The agreed scheme shall be implemented in the first planting season following the completion of works and thereafter maintained in full working order for the lifetime of the development.
2. PRIOR TO THE COMMENCEMENT OF WORKS, samples of the external construction materials finishes of the dwellinghouse (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 houses shall be constructed and finished in full accordance with the agreed samples prior to occupation.
3. PRIOR TO THE COMMENCEMENT OF WORKS, a revised design independent check certificate for the SuDS (Appendix 2 of the Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note), signed by a qualified engineer of a relevant professional body, shall be submitted for the prior written approval of the Planning Authority.
4. Prior to occupation of each house, the 2 No parking spaces per house in plots 33, 36, 37, 38, 40, 43, 44, 46, 48, 50, 51, 52, 53, 54, 55, 56, 57 & 58 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
5. Prior to occupation of each house, the 3 No parking spaces per house in Plots 31, 32, 34, 35, 39, 41, 42, 45, 47, 49 & 59 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
6. The driveway widths for all plots shall not exceed 6 metres at their junctions with the access roads. The proposed driveway width for plot 39 is not acceptable and shall be amended accordingly.
7. 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.

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 occupation of any dwellinghouses and thereafter maintained in full working order for the lifetime of the development.
9. PRIOR TO THE COMMENCEMENT OF WORKS a traffic management plan covering the construction of the development shall be submitted to and agreed in writing with the Council as planning authority. The TM plan

will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.

10. The full extent of mitigation and recommendations (relevant specifically to the application site) to protect nesting birds, badgers and wildlife contained in Section 4 of the Enviro Centre Preliminary Ecological report February 2018 (approved under planning permission 18/1758/FULL)) shall be implemented in full at the required points in time specified in the report.
11. PRIOR TO THE COMMENCEMENT OF WORKS, the developer shall submit an arboricultural method statement and details and specifications of the protective measures necessary to safeguard the trees adjacent to the site during construction. This shall show a protection plan, including protective fencing superimposed on the approved site layout that shall also show the position of all trees and their root protection areas where these adjoin the development. A plan shall also be submitted showing the position of other construction operations i.e. storage, parking, site huts, cement, scaffolding. The submitted details shall be in full accordance with BS 5837 2012. No work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be provided in full throughout the construction and no building materials, soil or machinery shall be stored in or adjacent to the protected area.
12. The full extent of mitigation and recommendations (relevant specifically to the application site) contained in the Enviro Centre Noise Assessment rev.A dated June 2018 (approved under planning permission 18/1758/FULL) shall be implemented in full at the required points in time specified in the report.
13. PRIOR TO THE COMMENCEMENT OF WORKS, a scheme shall be submitted to and approved in writing by the Local Planning Authority specifying the measures to be taken for the suppression of dust prior to the commencement of development. Thereafter all works shall take place in full accordance with this agreed scheme.
14. All access driveways being constructed shall be to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The use of loose chippings is not acceptable for any driveways.
15. Prior to the occupation of each house, 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.
16. Adequate wheel cleaning facilities approved by Fife Council as Planning Authority being provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
17. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeologist/archaeological organisation approved by the Planning Authority, during development work. The retained archaeologist/archaeological organisation shall be afforded access at all reasonable times to observe work in progress, record, and recover items of interest and finds. Notification of the commencement date, site contact person and name of archaeologist/archaeological organisation retained by the developer shall be submitted in writing not less than 14 days before development commences.
18. PRIOR TO THE COMMENCEMENT OF WORKS details of a public art strategy, including the level of funding to be invested and the arrangements for the delivery, maintenance and siting of any public art features shall be submitted for the written approval of Fife Council, as Planning Authority. Thereafter the public art shall be implemented in accordance with the strategy hereby approved and maintained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.
2. To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.
3. In the interests of site drainage; to ensure the SuDS have been independently checked by a qualified professional.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
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 an adequate layout off-street parking facilities.

7. To ensure all contamination within the site is dealt with.
8. In the interests of ensuring appropriate handling of surface water.
9. In the interest of Road Safety - To ensure minimum disruption to the general flow of traffic on the surrounding road network.
10. To ensure the proposal's impact on protected species is acceptable.
11. In order to ensure that no damage is caused to the existing trees during development operations.
12. In the interests of preserving noise amenity.
13. In the interests of residential amenity.
14. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
15. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc. The parking space closest to the prospectively adoptable road adjacent to Plot 247 shall be deleted.
16. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
17. 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.
18. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.

Ward: Dunfermline South**Proposal:** Substitution of house types on plots 152-180 with associated landscaping (amendment to 18/01758/FULL)**Location:** Site Adjacent To Lapwing Drive Lapwing Drive Dunfermline Fife**Applicant:** Mr David Jewell Springfield House 3 Central Park Avenue Larbert Scotland FK5 4RX**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF WORKS, a landscaping scheme shall be submitted to and agreed in writing with the Council as Planning Authority. The agreed scheme shall be implemented in the first planting season following the completion of works and thereafter maintained in full working order for the lifetime of the development.
2. PRIOR TO THE COMMENCEMENT OF WORKS, samples of the external construction materials finishes of the dwellinghouse (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 houses shall be constructed and finished in full accordance with the agreed samples prior to occupation.
3. PRIOR TO THE COMMENCEMENT OF WORKS, a revised design independent check certificate for the SuDS (Appendix 2 of the Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note), signed by a qualified engineer of a relevant professional body, shall be submitted for the prior written approval of the Planning Authority.
4. Prior to occupation of each house, the 2 No parking spaces per house in plots 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 25, 26, 27, 28, 29 & 30 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
5. Prior to occupation of each house, the 3 No parking spaces per house in Plots 7, 8, 10, 11, 15, 16, 17, 18 & 19 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
6. PRIOR TO THE COMMENCEMENT OF WORKS, an Engineering/Construction Method Statement, including details of the engineering operations to protect the stability of the site and surrounding third party property and land, shall be submitted for the prior written approval of Fife Council as Planning Authority. Any subsequent amendments required to the agreed Method Statement following the commencement of works shall also be agreed in writing with Fife Council. Thereafter the constructions shall take place in full accordance with the approved in the CMS.
7. 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 dwellinghouses and thereafter maintained in full working order for the lifetime of the development.
8. PRIOR TO THE COMMENCEMENT OF WORKS a traffic management plan covering the construction of the development shall be submitted to and agreed in writing with the Council as planning authority. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
9. The full extent of mitigation and recommendations (relevant specifically to the application site) to protect nesting birds, badgers and wildlife contained in Section 4 of the Enviro Centre Preliminary Ecological report February 2018 (approved under planning permission 18/1758/FULL)) shall be implemented in full at the required points in time specified in the report.
10. PRIOR TO THE COMMENCEMENT OF WORKS, the developer shall submit an arboricultural method statement and details and specifications of the protective measures necessary to safeguard the trees adjacent to the site during construction. This shall show a protection plan, including protective fencing superimposed on the approved site layout that shall also show the position of all trees and their root protection areas where these adjoin the development. A plan shall also be submitted showing the position of other construction

operations i.e. storage, parking, site huts, cement, scaffolding. The submitted details shall be in full accordance with BS 5837 2012. No work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be provided in full throughout the construction and no building materials, soil or machinery shall be stored in or adjacent to the protected area.

11. PRIOR TO THE COMMENCEMENT OF WORKS details of a public art strategy, including the level of funding to be invested and the arrangements for the delivery, maintenance and siting of any public art features shall be submitted for the written approval of Fife Council, as Planning Authority. Thereafter the public art shall be implemented in accordance with the strategy hereby approved and maintained for the lifetime of the development.
12. The full extent of mitigation and recommendations (relevant specifically to the application site) contained in the Enviro Centre Noise Assessment rev.A dated June 2018 (approved under planning permission 18/1758/FULL) shall be implemented in full at the required points in time specified in the report.
13. PRIOR TO THE COMMENCEMENT OF WORKS, a scheme shall be submitted to and approved in writing by the Local Planning Authority specifying the measures to be taken for the suppression of dust prior to the commencement of development. Thereafter all works shall take place in full accordance with this agreed scheme.
14. All access driveways being constructed shall be to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The use of loose chippings is not acceptable for any driveways.
15. Prior to the occupation of each house, 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.
16. Adequate wheel cleaning facilities approved by Fife Council as Planning Authority being provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
17. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeologist/archaeological organisation approved by the Planning Authority, during development work. The retained archaeologist/archaeological organisation shall be afforded access at all reasonable times to observe work in progress, record, and recover items of interest and finds. Notification of the commencement date, site contact person and name of archaeologist/archaeological organisation retained by the developer shall be submitted in writing not less than 14 days before development commences.
18. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.
2. To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.
3. In the interests of site drainage; to ensure the SuDS have been independently checked by a qualified professional.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of safeguarding the structural integrity of adjoining third party properties and land.
7. In the interests of ensuring appropriate handling of surface water.
8. In the interest of Road Safety - To ensure minimum disruption to the general flow of traffic on the surrounding road network.
9. To ensure the proposal's impact on protected species is acceptable.
10. In order to ensure that no damage is caused to the existing trees during development operations.
11. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.
12. In the interests of preserving noise amenity.
13. In the interests of residential amenity.
14. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
15. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc. The parking space closest to the prospectively adoptable road adjacent to Plot 247 shall be deleted.
16. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
17. 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.
18. To ensure all contamination within the site is dealt with.

50 **Application No:** 20/03044/FULL

Date Decision Issued: 12/02/2021

Ward: Dunfermline South

Proposal: Erection of summer house, formation of raised deck and screen fencing (retrospective)

Location: 4 Macpherson Avenue Dunfermline Fife KY11 8XA

Applicant: Mr And Mrs Kevin And Karen King 4 Macpherson Avenue Dunfermline Fife KY11 8XA

Agent: Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

Application Permitted - no conditions

51 **Application No:** 20/03099/FULL **Date Decision Issued:** 18/02/2021

Ward: Dunfermline South

Proposal: Erection of single storey extension to side and boundary fence to front and side of dwellinghouse

Location: 2 Ivy Grove Dunfermline Fife KY11 8BX

Applicant: Mrs Kim Tait 2 Ivy Grove Dunfermline Scotland KY11 8BX

Agent: Mr David Scott 15 Gillway Rosyth Dunfermline United Kingdom KY11 2UJ

Application Permitted - no conditions

52 **Application No:** 20/02443/FULL

Date Decision Issued: 26/01/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to rear of dwellinghouse

Location: 44 High Street Crail Anstruther Fife KY10 3RB

Applicant: Mrs R Armes-Martin 44 High Street, Crail, U.K. KY10 3RB

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, the proposed windows hereby approved shall be white painted timber framed windows, traditionally constructed with no trickle vents and a glazing depth to a maximum of 12mm and thereafter permanently maintained as such.

Reason(s):

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

53 **Application No:** 20/02444/LBC

Date Decision Issued: 26/01/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows to rear of dwellinghouse

Location: 44 High Street Crail Anstruther Fife KY10 3RB

Applicant: Mrs R Armes-Martin 44 High Street CRAIL U.K. KY10 3RB

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, the proposed windows hereby approved shall be white painted timber framed windows, traditionally constructed with no trickle vents and a glazing depth to a maximum of 12mm and thereafter permanently maintained as such.

Reason(s):

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

54 **Application No:** 20/02781/LBC

Date Decision Issued: 26/01/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations, installation of replacement windows and new window to rear elevation of dwellinghouse

Location: 37 Park Place Elie Leven Fife KY9 1DH

Applicant: Dusty TLP Peak Scientific Fountain Crescent Inchinnan UK PA4 9RE

Agent: L Hill The Matrix 114 Cowcaddens Road Glasgow UK G4 0HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted white and thereafter permanently maintained as such. Astragals should be no wider than 25mm and the astragal detail should match the existing windows with no trickle vents visible externally.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the windows are maintained.

55 **Application No:** 20/02782/FULL

Date Decision Issued: 26/01/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and new window to rear elevation of dwellinghouse

Location: 37 Park Place Elie Leven Fife KY9 1DH

Applicant: Dusty TLP LTD Peak Scientific Fountain Crescent Inchinnan United Kingdom PA4 9RE

Agent: L Hill The Matrix 114 Cowcaddens Road Glasgow UK G4 0HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted white and thereafter permanently maintained as such. Astragals should be no wider than 25mm and the astragal detail should match the existing windows with no trickle vents visible externally.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the windows are maintained.

56 **Application No:** 20/02929/FULL

Date Decision Issued: 26/01/2021

Ward: East Neuk And Landward

Proposal: First floor extension to rear of dwellinghouse and installation of rooflights

Location: 5 Rose Wynd Crail Anstruther Fife KY10 3SR

Applicant: Mr & Mrs David & Valerie Birchenall 5 Rose Wynd Crail Scotland KY10 3SR

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

Application Permitted - no conditions

57 **Application No:** 20/02933/FULL

Date Decision Issued: 27/01/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr And Mrs James Borrows 14 Main Street Kilconquhar Leven Fife KY9 1LQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new rainwater goods shall be cast iron in a colour to match the existing rainwater goods on the dwellinghouse.

Reason(s):

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the Category C Listed Building and Kilconquhar and Barnyards Conservation Area.

58 **Application No:** 20/02938/LBC

Date Decision Issued: 27/01/2021

Ward: East Neuk And Landward

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

Location: 14 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr And Mrs James Borrows 14 Main Street Kilconquhar Leven Fife KY9 1LQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new rainwater goods shall be cast iron in a colour to match the existing rainwater goods on the dwellinghouse.

Reason(s):

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the Category C Listed Building and Kilconquhar and Barnyards Conservation Area.

59 **Application No:** 20/02735/FULL

Date Decision Issued: 29/01/2021

Ward: East Neuk And Landward

Proposal: Dormer extensions including formation of balconies and formation of raised deck to rear of dwellinghouse

Location: Sandwich 65 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mr Duncan Macintosh Sandwich 65 65 High Street Earlsferry Elie Scotland KY9 1AF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed windows and doors hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such.

Reason(s):

1. In the interest of safeguarding residential amenity; to ensure that the character and appearance of the Elie and Earlsferry Conservation Area is maintained.

60 **Application No:** 20/02971/FULL **Date Decision Issued:** 29/01/2021

Ward: East Neuk And Landward

Proposal: Dormer extension to rear of dwellinghouse

Location: 11 Miller Terrace St Monans Anstruther Fife KY10 2BB

Applicant: Mr Jan-Bert van den Berg 11 Miller Terrace St Monans Anstruther Fife KY10 2BB

Agent:

Application Permitted - no conditions

61 **Application No:** 20/02513/FULL **Date Decision Issued:** 02/02/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement doors and windows to dwellinghouse

Location: 17 West Green Crail Anstruther Fife KY10 3RD

Applicant: Ms Lorna Kerr 17 West Green Crail United Kingdom KY10 3RD

Agent: Fine Designs 13 Park Avenue Dunfermline United Kingdom KY12 0RJ

Application Permitted - no conditions

62 **Application No:** 20/02514/LBC

Date Decision Issued: 02/02/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement doors and windows to dwellinghouse

Location: 17 West Green Crail Anstruther Fife KY10 3RD

Applicant: Ms Lorna Kerr 17 West Green Crail United Kingdom KY10 3RD

Agent: Fine Designs 13 Park Avenue Dunfermline Fife KY12 7HX

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Listed Building Consent for the installation of replacement windows to front of dwellinghouse

Location: Strathburn 5 Main Street Kilrenny Anstruther Fife KY10 3JL

Applicant: Mr Kenneth Mackenzie Strathearn Torr road Bridge of Weir Scotland PA11 3BE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed to match existing and painted white and thereafter permanently maintained. No trickle vents shall be visible externally.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the existing traditional windows in the Listed Building within the Conservation Area is maintained.

64 **Application No:** 20/02939/FULL **Date Decision Issued:** 03/02/2021

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 19 Charles Street Pittenweem Anstruther Fife KY10 2QH

Applicant: Mr Arthur Masson 19 Charles Street Pittenweem Anstruther UK KY10 2QH

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

Application Permitted - no conditions

65 **Application No:** 20/02055/FULL

Date Decision Issued: 08/02/2021

Ward: East Neuk And Landward

Proposal: Installation of dormer to front and erection of extension to rear of dwellinghouse

Location: Glenbervie 29 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr & Mrs I Macrae Glenbervie 29 East Forth Street Cellardyke, Fife Scotland KY10 3AR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials to the front dormer extension including the roofing and window materials shall match those of the existing dormer extension in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

66 **Application No:** 20/02890/FULL

Date Decision Issued: 08/02/2021

Ward: East Neuk And Landward

Proposal: External alterations including formation of balcony to rear and installation of windows and rooflights

Location: Old Police Station House Lower Back Dykes Anstruther Fife KY10 3EH

Applicant: Mr & Mrs D. Nicolson The Old Police Station House Lower Back Dykes ANSTRUTHER U.K. KY10 3EH

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. The proposed rooflight shall be of a Conservation type with a central glazing bar.

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 Anstruther Conservation Area.

67 **Application No:** 20/02670/FULL **Date Decision Issued:** 15/02/2021

Ward: East Neuk And Landward

Proposal: Erection of agricultural storage building and ancillary office building

Location: Farmhouse Airdrie Farm Lochton Crail Anstruther Fife KY10 3LE

Applicant: Mr Roy Fisher Farmhouse Airdrie Farm Anstruther Scotland KY10 3LE

Agent: Phil Birse 26 Montrose Road Forfar Scotland DD8 2HT

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Change of use of former workshop outbuildings from to form distillery, visitor centre, and alterations to include erection of extension and glazed atrium, installation of roof pagodas, formation of parking and upgrade to existing access.

Location: Farm House Milton Muir Mitchell Place Anstruther Fife KY10 3JD

Applicant: Mr Douglas Clement Tides Reach East End Cellardyke Fife KY10 3AW

Agent: Graeme Cochrane 50 Rowallan Gardens Broomhill Glasgow Lanarkshire G11 7LJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of all proposed external finishes shall be submitted for approval in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
3. The planting scheme as approved 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.
4. Unless otherwise agreed with Fife Council as planning authority, opening hours shall be limited to the following; 10am to 5pm, 365 days a year, with no opening on Christmas Day and New Years Day.
5. The premises shall not be brought into use until all works which form part of the sound attenuation scheme have been carried out in full, as specified in the noise assessment hereby approved (document 23, prepared by David Cochrane & associates), and as shown on approved drawings. These noise mitigation works shall thereafter be retained for the lifetime of the development unless prior written approval is obtained from this planning department.
6. Amplified noise from the licensed premises aspect of the development shall be controlled so as not to exceed NR15 inside all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.
7. 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, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
8. If any building, demolition, tree works or vegetation clearance take place during the bird nesting season (March to August inclusive), then prior to any such works taking place the developer shall be required to first gain the express written consent of the Council as Planning Authority. This shall require the developer to submit a

walkover survey during the bird nesting season in question undertaken by a suitably qualified ecologist.

9. PRIOR TO THE COMMENCEMENT OF WORKS, details of further biodiversity enhancement (i.e. use of integrated bat roost boxes, integrated bird nesting boxes, green/living roofs and walls and Integrated swift nesting boxes/bricks) shall be submitted to the Local Authority for approval. Once approved, the biodiversity enhancements shall be implemented in full and for the lifetime of the development.
10. Mitigation measures outlined within the Bat Survey Report (GLM Ecology, August 2020) shall be implemented in accordance with the Bat Survey Report. In the event that no works have commenced before the next bat season (i.e. April 2021) then the Bat Survey Report (GLM Ecology, August 2020) shall be updated to re-establish the baseline. Any updated recommendations contained therein shall be implemented in accordance with the recommendations of the Bat Survey Report.
11. No external lighting shall be installed until details of the scheme of lighting for the completed development have been submitted to and approved in writing by the Planning Authority. The said scheme shall include a light contour plan sufficient to assess and demonstrate that the levels of light spill in the surrounding area is at an acceptable level. The scheme shall also specify the time at which any external lighting shall be operational (i.e switched on and off), details of the individual lighting units, their location and means of fixing. Once agreed, the external lighting shall be installed and operated as per the agreed details. No subsequent alterations to the approved lighting scheme are to take place unless submitted to and approved in writing by the Planning Authority.
12. A traffic management plan covering the construction of the development shall be submitted for written approval of this planning authority prior to commencement of any works on site. The TM plan will contain details on routing and timing of deliveries to site, including anticipated vehicle numbers, site operatives parking area, traffic management required to allow off site operations such as public utility installation, pedestrian access etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
13. 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.
14. Prior to the commencement of operations in the distillery and visitors centre parking shall be provided as shown on drawing no. 5228/14B. The parking spaces shall thereafter remain for the lifetime of the development unless otherwise approved in writing by the Planning Authority.
15. PRIOR TO ANY WORKS starting on site, visibility splays of 6m x 110m shall be provided to the left(North East) and to the right (South West) at the junction of the vehicular crossing and the A917 public road and thereafter shall be maintained for the lifetime of the development, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
16. Prior to commencement of works on site details of the junction of the site access and the A917, incorporating the proposed cycle path to be provided by others, shall be submitted for the written approval of this planning authority. The junction and upgraded access road shall thereafter be fully constructed prior to commencement of operations at the distillery and visitors centre.
17. Prior to commencement of operations at the distillery and visitors centre details of the two variable message signs to be located on the A917 shall be submitted for the written approval of this planning authority. The signs shall thereafter be erected prior to commencement of any operations at the distillery and visitors centre.
18. BEFORE THE DEVELOPMENT IS BROUGHT IN TO USE, a scheme designed to prevent light spill, fumes, smoke, or odours causing a nuisance shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter, the development shall be carried out in accordance with the scheme, prior to the use commencing, unless otherwise agreed in writing by the Planning Authority.
19. PRIOR TO THE DISTILLERY AND VISITOR CENTRE BEING BROUGHT IN TO USE, full details of how foul and process water is to be discharged must be provided to this Planning Authority. Full details of any temporary storage required to regulate forward flow shall be submitted for approval in writing by this Planning Authority. Thereafter, the development shall proceed in accordance with the approved details. For the avoidance of doubt, any contaminated process water shall not be stored in 'open to air' facility.
20. Unless otherwise approved in writing by the Planning Authority, Core Path 261 shall be kept open and free of obstruction throughout the construction period and thereafter.

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 Area.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. In the interests of safeguarding the amenity of nearby residents.
5. In the interests of safeguarding the amenity of nearby residents.
6. In the interests of safeguarding the amenity of nearby residents.
7. In the interests of safeguarding the amenity of nearby residents.
8. In the interests of biodiversity and ecology.
9. To integrate biodiversity enhancement into design, in the interests of biodiversity and habitat protection; to ensure the development has a positive impact on natural heritage assets.
10. In the interests of natural heritage; to ensure that the proposed development does not adversely affect a European Protected Species.
11. In the interest of residential amenity and landscape impact, it is necessary for these details to be submitted and considered by this Planning Authority.
12. In the interest of Road Safety - To ensure minimum disruption to residents and road users in the vicinity of the site.
13. In the interest of Road Safety - to ensure the provision of adequate wheel cleaning facilities
14. To ensure the provision of adequate off street parking.
15. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
16. In the interest of road safety - to ensure the provision of adequate design.
17. In the interest of road safety - to ensure the provision of adequate signage.
18. In order to protect the amenity of adjoining and nearby residents.
19. In the interests of amenity; to ensure the contaminated process water is drained and stored in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
20. In the interest of continued public access to the core path network.

69 **Application No:** 20/03054/FULL **Date Decision Issued:** 16/02/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 11 Bank Street Elie Leven Fife KY9 1BW

Applicant: Mr and Mrs Iain and Susie Gale Torlin 11 Bank Street Elie United Kingdom KY9 1BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed rooflights shall be of a Conservation type.

Reason(s):

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

70 **Application No:** 20/03055/LBC

Date Decision Issued: 16/02/2021

Ward: East Neuk And Landward

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

Location: 11 Bank Street Elie Leven Fife KY9 1BW

Applicant: Mr and Mrs Iain and Susie Gale 11 Bank Street Elie United Kingdom KY9 1BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed rooflights shall be of a Conservation type.

Reason(s):

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

71 **Application No:** 20/03092/FULL **Date Decision Issued:** 16/02/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: Willow Cottage Peat Inn Cupar Fife KY15 5LH

Applicant: Mr And Mrs B Thomson Willow Cottage Peat Inn Cupar Scotland KY15 5LH

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

Application Permitted - no conditions

72 **Application No:** 20/03251/CLP

Date Decision Issued: 16/02/2021

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness for internal alterations to 2 flatted dwellings (sui generis) to form dwellinghouse (Class 9)

Location: Old Police Station House Lower Back Dykes Anstruther Fife KY10 3EH

Applicant: Mr & Mrs D. Nicolson The Old Police Station House Lower Back Dykes ANSTRUTHER U.K. KY10 3EH

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

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 74 Nethergate Crail Anstruther Fife KY10 3TZ

Applicant: Mr & Mrs Bowtle 74 Nethergate Crail UK KY10 3TZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
2. All new stone details and repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. A traditional mortar mix shall be used for the new stone, repair and repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.
4. The roof hereby approved shall be clad in natural slate. Before any work starts on site, details of the specification, type and colour of the natural slate roof shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
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 Crail Conservation Area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.
4. 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 the Crail Conservation Area.

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to dwellinghouse including erection of single storey extension to rear

Location: 74 Nethergate Crail Anstruther Fife KY10 3TZ

Applicant: Mr & Mrs Bowtle 74 Nethergate Crail UK KY10 3TZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new stone details and repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.
2. A traditional mortar mix shall be used for the new stone, repair and repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.
3. The roof hereby approved shall be clad in natural slate. Before any work starts on site, details of the specification, type and colour of the natural slate roof shall be submitted for approval in writing by this 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 Category C Listed Building and Crail Conservation Area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.
3. 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 the Crail Conservation Area.

75 **Application No:** 20/03031/FULL **Date Decision Issued:** 18/02/2021

Ward: East Neuk And Landward

Proposal: Erection of dormer to rear of dwellinghouse

Location: Dairymans Cottage East Pitkierie Farm Pitkierie Anstruther Fife KY10 3JY

Applicant: Mr Adam Marshall Dairymans Cottage East Pitkierie Farm Anstruther Scotland
KY10 3JY

Agent:

Application Permitted - no conditions

76 **Application No:** 20/03199/FULL **Date Decision Issued:** 18/02/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr And Mrs James Borrowes 14 Main Street Kilconquhar Leven Fife KY9 1LQ

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

Application Permitted - no conditions

77 **Application No:** 20/03201/LBC

Date Decision Issued: 18/02/2021

Ward: East Neuk And Landward

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

Location: 14 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr And Mrs James Borrows 14 Main Street Kilconquhar Leven Fife KY9 1LQ

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

Application Permitted - no conditions

78 **Application No:** 20/01926/FULL

Date Decision Issued: 19/02/2021

Ward: East Neuk And Landward

Proposal: Erection of storage shed for agricultural machinery and aircraft

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

Applicant: Mr William Smith Kingsmuir Farm Kingsmuir Farm Dunino St. Andrews UK
KY16 8QQ

Agent: Peter Gilmour 6 Priestden Place St Andrews United Kingdom KY16 8DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 (in particular any watercourse), 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.

Reason(s):

1. To ensure the environment in and around the site and residential amenity is protected during construction.

79 **Application No:** 20/03081/FULL **Date Decision Issued:** 19/02/2021

Ward: East Neuk And Landward

Proposal: Erection of porch extension to side of dwellinghouse

Location: 23 Taeping Close Cellardyke Anstruther Fife KY10 3YL

Applicant: Mr Robert Smith 23 Taeping Close Cellardyke Anstruther Fife KY10 3YL

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

Application Permitted - no conditions

80 **Application No:** 21/00383/CLE **Date Decision Issued:** 19/02/2021

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (existing) for change of use of dwellinghouse (Class 9) as short-term holiday accomodation (Sui Generis)

Location: 25 George Street Cellardyke Anstruther Fife KY10 3AS

Applicant: Pink Door Developments Ltd 1d Slateford Gait Edinburgh UK EH11 1GT

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

Application Permitted - no conditions

81 **Application No:** 20/03185/FULL **Date Decision Issued:** 03/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Pyetree Road Coaltown Of Balgonie Glenrothes Fife KY7 6HT

Applicant: Mrs Lauren Hunter 7 Pyetree Road Coaltown Of Balgonie KY7 6HT

Agent: David Christie 2 Winifred Street Kirkcaldy KY2 5SR

Application Permitted - no conditions

82 **Application No:** 21/00078/ADV

Date Decision Issued: 03/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Display of internally illuminated fascia sign and projecting sign, and non-illuminated window vinyls to front of bank

Location: Ground Floor 5 Falkland Gate Glenrothes Fife KY7 5NS

Applicant: Virgin Money 40 St Vincent Place Glasgow G1 2HL

Agent: David Cameron 9 Clydesmill Grove Cambuslang Investment Park Glasgow G32 8NL

Application Permitted - no conditions

83 **Application No:** 20/01840/FULL **Date Decision Issued:** 04/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse.

Location: 102 Woodside Way Glenrothes Fife KY7 5DW

Applicant: Mrs Janete Garvin 102 Woodside Way Glenrothes KY7 5DW

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

84 **Application No:** 20/01376/FULL

Date Decision Issued: 08/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to dwellinghouse with raised decking and erection of fence

Location: 376 Altyre Court Glenrothes Fife KY7 4RN

Applicant: Ms Katrina Cassie 376 Altyre Court Glenrothes KY7 4RN

Agent: Richard Teevan 3 Swallow Crescent Buckhaven KY8 1HH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved 1.8m high screen fencing to be installed along both side elevations of the approved raised decking, shall be installed prior to the decking coming into use and retained in place for the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. In the interest of residential amenity, to mitigate direct overlooking to the garden ground of both neighbouring residential properties.

Ward: Glenrothes Central And Thornton

Proposal: Installation of 2 stand alone electric vehicle charging points, erection of substation, fence and feeder box

Location: BP Bankhead Connect Bankhead Park Glenrothes Fife KY7 6GH

Applicant: BP Plc Witan Gate House 500-600 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.

Ward: Glenrothes Central And Thornton**Proposal:** Application for approval of matters specified in conditions 1 (Parts a, c, e, f, g, h, i, j, k, l, m and n); 2 (Parts a, b, c, d, e, f, g, i); 22 (in part) 37 (in part) and 39 (in part) of 12/01300/PPP.**Location:** Westwood Park Glover Road Glenrothes Fife**Applicant:** Mr Jamie Hutton 1 Cambuslang Way Cambuslang Glasgow Scotland G32 8ND**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. For the avoidance of doubt, the footpath as shown on drawing no. WWP(11)01 Stopping Up Requirements shall not be closed until such time as the relevant stopping up order(s) are in place and the new footpath and cycle way from Glover Road as shown on drawing WWP(10)11 Rev S Proposed Development Plan has been constructed.
2. Prior to the commencement of development, a Management Plan for any future monitoring, treatment and removal of the Japanese Knotweed shall be submitted to, for the approval of, Fife Council. Thereafter, the measures identified in the approved Management Plan shall be implemented in full.
3. For the avoidance of doubt, the recommended mitigation, compensation and enhancement measures as detailed in the Tree Survey Summary Report with Protection Plan by Envirocentre (dated 29th October 2020) shall be implemented in full.
4. BEFORE ANY WORK STARTS ON SITE, a Scheme of Supervision for the arboricultural protection measures shall be submitted for the approval in writing with Fife Council as Planning Authority and the agreed scheme shall be carried out in full. The scheme shall be appropriate to the scale and duration of the works and shall include details of the following:
 - Induction and personnel awareness details of arboriculturalist matters,
 - Details of the identity of individual responsibilities and key personnel,
 - A statement of the delegated powers afforded to key personnel,
 - Details of the timing and methods of site visiting and record keeping, and
 - Details on the updates procedures for dealing with variations and incidents.The approved scheme shall be carried out in full.
5. For the avoidance of doubt, the mitigation measures during construction as outlined in the Updated Phase 1 Habitat and Protected Species Survey by Envirocentre (dated 30th November 2017) shall be implemented in full before and during construction.
6. Prior to the commencement of development, a detailed Biodiversity Enhancement Plan to provide further details on the enhancement options identified in the Updated Phase 1 Habitat and Protected Species Survey by Envirocentre (dated 22nd November 2019) and Ecology Baseline Update by Envirocentre (dated 30th November 2017) shall be submitted to, for the approval of Fife Council. All approved biodiversity enhancement measures shall be implemented in full.
7. All planting carried out on site shall be maintained 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 within the first planting season (November to March).
8. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT, full details of the proposed public art as indicated in the Public Art Strategy by DWA Landscape Architects Ltd, shall be submitted for the prior written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
9. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT, evidence of acceptance of the proposed drainage connection from Scottish Water shall be submitted to, for the approval of, Fife Council.
10. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously

considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

11. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority
12. For the avoidance of doubt, the mitigation measures specified for each individual plot in the Noise Impact Assessment by Ensafe Consultants (dated 8th September 2020) shall be implemented in full prior to the occupation of each residential unit on the specified plots.

Reason(s):

1. In the interests of pedestrian safety; to ensure adequate footpath provision.
2. In the interests of controlling an invasive species.
3. In the interests of protecting natural heritage assets; to ensure that adequate protection and mitigation measures to protect existing trees.
4. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. To ensure that protected species are not impacted by the proposed development.
6. In order to secure an acceptable programme of biodiversity enhancement measures.
7. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
8. In the interests of design and visual amenity.
9. In the interests of ensuring an acceptable drainage scheme.
10. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
11. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
12. In the interests of protecting residential amenity.

87 **Application No:** 20/00294/ARC

Date Decision Issued: 12/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Application for the approval of matters specified in Condition 19 of 12/01300/PPP.

Location: Westwood Park Glover Road Glenrothes Fife

Applicant: Miss Sophie Smith Keepmoat Homes 1 Cambuslang Way Glasgow United Kingdom G32 8ND

Agent:

Application Permitted - no conditions

88 **Application No:** 20/00298/ARC

Date Decision Issued: 12/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Application for the approval of matters specified in Condition 20 of 12/01300/PPP.

Location: Westwood Park Glover Road Glenrothes Fife

Applicant: Miss Sophie Smith Keepmoat Homes 1 Cambuslang Way Glasgow United Kingdom G32 8ND

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT, full details of the proposed public art as indicated in the Public Art Strategy by DWA Landscape Architects Ltd, shall be submitted for the prior written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
2. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT, evidence of acceptance of the proposed drainage connection from Scottish Water shall be submitted to, for the approval of, Fife Council.

Reason(s):

1. In the interests of design and visual amenity.
2. In the interests of ensuring an acceptable drainage scheme.

89 **Application No:** 21/00188/CLP

Date Decision Issued: 12/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Certificate of Lawfulness (Proposed) for alterations to dwellinghouse (formation of habitable room in garage)

Location: 126 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ

Applicant: Ms Liyuni Lei 126 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ

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

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Erection of reverse vending machine unit for recycling purposes and associated works**Location:** Aldi Stores Ltd Queensway Industrial Estate Flemington Road Glenrothes Fife KY7 5QF**Applicant:** Aldi Stores Ltd Aldi Stores Ltd Pottishaw Road Bathgate UK EH48 2FB**Agent:** Avison Young (UK) Ltd . 40 Torphichen Street Edinburgh UK EH3 8JB**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the 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.

91 **Application No:** 20/03073/FULL **Date Decision Issued:** 08/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of garden room including decked area

Location: 2 Guthrie Court Glenrothes Fife KY7 6FG

Applicant: Mr Alan Shepherd 2 Guthrie Court Glenrothes KY7 6FG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 1 month of its installation, the approved garden room shall be stained or painted dark brown or green, and retained as such for the lifetime of the development, unless otherwise agreed in writing with this planning authority.

Reason(s):

1. In the interest of visual amenity; to reduce the visual impact of the proposal, set to the side, public elevation of the property.

92 **Application No:** 20/01025/LBC

Date Decision Issued: 11/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent application for installation of 4 replacement windows to front and a rooflight to rear of dwellinghouse

Location: Ardyne House Balbirnie Park Markinch Glenrothes Fife KY7 6NR

Applicant: Mrs Susan Muir Ardyne House Balbirnie Park Markinch KY7 6NR

Agent:

Application Permitted - no conditions

93 **Application No:** 21/00004/FULL **Date Decision Issued:** 18/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Two storey extension to rear of dwellinghouse

Location: 61 Westerlea Leslie Glenrothes Fife KY6 3LT

Applicant: Mr Grant Davidson 61 Westerlea Leslie KY6 3LT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In the interest of residential amenity; to mitigate direct overlooking to No. 59's rear garden area.

94 **Application No:** 21/00062/CLP

Date Decision Issued: 19/02/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 10 Methven Drive Glenrothes Fife KY7 6QW

Applicant: Mr And Mrs Robert Dougall 10 Methven Drive Glenrothes Fife KY7 6QW

Agent:

Application Permitted - no conditions

95 **Application No:** 20/01838/FULL **Date Decision Issued:** 28/01/2021

Ward: Glenrothes West And Kinglassie

Proposal: Ground and first floor extensions to detached domestic garage to front of dwellinghouse

Location: 17 Auchavan Gardens Glenrothes Fife KY7 4TU

Applicant: Miss Sarah-Jane Headspeath 17 Auchavan Gardens Glenrothes KY7 4TU

Agent: Richard Teevan 3 Swallow Crescent Buckhaven Leven KY8 1HH

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Construction of a Terrestrial Solar Farm and Associated Development - approval of Matters Specified in Conditions - condition 2 - plus the discharge of conditions 5 (phasing plan); 10 (datum point), 13 (landscaping) and 18 (noise assessment), solely in relation to the Terrestrial Solar Farm component of the Westfield Restoration and Regeneration Project, as approved in principle under permission reference:16/03661/EIA

Location: Westfield O C C S Fife

Applicant: Mr Robert Watson C/o Brockwell Energy Ltd 19a Canning Street Edinburgh Scotland EH3 8EG

Agent: Andrew Russell Well House Barns 11 Chester Road Chester UK CH4 0DH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, as set out in the approved Phasing Plan accompanying planning permission 16/03661/EIA, a comprehensive Site Investigation (carried out to the appropriate Phase level), shall be submitted to and approved in writing by this Planning Authority. The investigation shall be completed in accordance with the advice given in Planning Advice Note 33, Part IIA of the Environmental Protection Act 1990, DEFRA/EA Contaminated Land Report 11 - Model Procedures for the Management of Land Contamination, and BS 10175:2001 - The Investigation of Potentially Contaminated Sites Code of Practice. If the risk assessment identified any unacceptable risks as defined under Part IIA of the Environment Protection Act, a detailed remediation strategy will be submitted to and approved in writing by this Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of this Planning Authority's written approval of the remediation plan and a verification report shall be submitted on completion of all works.
2. 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 Fife Council as 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 Fife Council as planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.
3. 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 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with Fife Council as planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to Fife Council as planning authority. Unless otherwise agreed in writing with Fife Council as 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 Fife Council as planning

authority.

4. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and Fife Council as planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with Fife Council as 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 Fife Council as planning authority or (b) Fife Council as 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 Fife Council as planning authority. Unless otherwise agreed in writing with Fife Council as 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 Fife Council as planning authority.
5. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, a phase-specific Construction Environmental Management Plan (CEMP) shall be submitted to and approved by Fife Council as planning authority. The CEMP shall include:
 - i) A Construction Traffic Management Plan, which shall:
 - o specify the type and number of vehicles expected to be using the site on a regular basis;
 - o specify the vehicle delivery hours and the means for ensuring that delivery vehicles comply with those hours;
 - o provide details of the construction compound(s);
 - o provide for the parking and manoeuvring of vehicles of site operatives and visitors;
 - o provide for the loading and unloading of plant and materials;
 - o provide for the storage of plant and materials used in constructing the development;
 - o specify off site construction vehicle routing and effects of the routing on the road network in terms of road closures etc;
 - o specify any stopping up of public footways/public parking bays or area of the road network itself;
 - o specify details of supporting staff/operative travel management initiatives; and
 - o specify details for the management of and procedures for the delivery of abnormal loads.
 - ii) Ecology: A scheme (including a Species Protection Plan) to minimise, mitigate and monitor potential impacts on ecological/ ornithological interests during construction of the phase shall be implemented in accordance with the construction related ecological mitigation measures contained in the Environmental Statement (Chapter 6 - Ecology and Nature Conservation and Appendix 13.1 - Summary of Mitigation Measures) of approved associated application 16/03661/EIA. Details of the findings of updated pre-start species surveys, along with details of any mitigation requirements and design changes, must be provided to Fife Council as planning authority in advance of work commencing on the phase.
 - iii) Dust: A scheme to minimise and mitigate the effects of construction related dust on local air quality during the construction works.
 - iv) Noise and Vibration Management Plan: A scheme developed in accordance with British Standard BS5228:2009+A1:2014 Code of Practice for Noise And Vibration Control on Construction and Open Sites detailing the following:
 - o the measures that will be undertaken to measure and monitor construction related noise and vibration;
 - o mitigation measures that will be used to reduce noise and vibration levels; and
 - o actions that will be taken to respond to noise and vibration complaints.
 - v) Site Waste Management: A Site Waste Management Plan setting out the measures that will be employed to minimise the amount of construction waste resulting from the construction works. All waste materials from construction works shall be reused, recycled or dealt with in accordance with the Site Waste Management Plan.
 - vi) Surface Water Quality: A Pollution Prevention Plan describing the measures to be adopted to reduce the potential for adverse water quality impacts during the construction of the phase. The Pollution Prevention Plan shall include the construction related water quality mitigation measures contained in the submitted Environmental Statement (Chapter 10 - Surface Water and Flood Risk and Appendix 13.1 - Summary of Mitigation Measures).
 - vii) Land Stability: An Engineering/Construction Method Statement that shall include details of the engineering operations that will be undertaken to protect the stability of the site and surrounding third party property and land.
 - viii) Wheel cleaning facility: A scheme specifying the wheel cleaning facilities that shall be provided at the entrance/exit to each development phase such that no mud, debris or other deleterious material is carried by vehicles onto the adjacent internal access roads or public roads and footways. For the avoidance of doubt

such facilities shall be retained and maintained for the duration of operations on that phase.

The approved CEMP shall be implemented as approved and shall be adhered for the duration of construction works on that phase. Any subsequent amendments required to the CEMP following the commencement of works within that phase shall be agreed in writing with Fife Council as planning authority before the amendments are implemented.

6. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, a Surface Water Drainage scheme shall be submitted to and approved in writing by Fife Council as planning authority. The scheme shall follow the principles set out in the submitted Drainage Impact Assessment dated September 2016 and shall provide that surface water from the phase shall be dealt with using Sustainable Urban Drainage System techniques as advocated in The SuDS Manual (CIRIA C753, 2015). It shall include full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained.
7. Unless otherwise agreed in writing with Fife Council as planning authority, the normal working hours for restoration and construction activities within the site shall be restricted to Monday to Friday between 7.00am to 7.00pm, 7.00am to 4.00 pm on a Saturday and at no time on a Sunday or Scottish Public Holiday or during the annual Kinross Agricultural Show and Loch Leven Half Marathon. No commercial vehicles associated with the restoration or construction work shall enter or leave the site before 7.00am and after 7.00pm Monday to Friday; before 7.00am and after 4.00pm on a Saturday and at any time on a Sunday. Outside of these hours, restoration or construction activities at the site shall be limited to maintenance, emergency works, dust suppression and the testing of plant and equipment, or, work that is not audible from any noise sensitive property beyond the site boundary.
8. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with Fife Council as planning authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a suitable bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by Fife Council as planning authority before those clearance works commence. Once written approval has been given, the works themselves should be carried out within a specified and agreed timescale.
9. All temporary contractors' site compounds shall be removed and the land reinstated to its former profile and condition no later than 3 months following the final commissioning of each approved development phase, unless otherwise agreed in writing with Fife Council as planning authority.
10. Landscape design, specification, monitoring and aftercare shall be undertaken in line with the information provided in drawings 2836-01-20, 2836-01-21 and 2836-01-22, all as hereby approved.

Reason(s):

1. To avoid unacceptable risks to human health and the environment, to ensure the land is remediated and made suitable for its proposed use.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure there is no risk from any site contamination to both existing and proposed properties; and to ensure no threat to public health.
5. To minimise the environmental impact of construction activities resulting from the proposed development.
6. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
7. In the interests of protecting residential amenity, and to minimise noise distribution, to protect the amenity of nearby residents.
8. In order to avoid disturbance during bird breeding seasons.
9. In the interests of visual amenity and protecting the natural heritage, to ensure temporary compounds do not leave a footprint on site.
10. In the interests of visual amenity and protecting the natural heritage, to ensure that proposed landscaping features become properly established and are maintained to a high standard once the development is operational.

97 **Application No:** 20/03154/FULL **Date Decision Issued:** 18/02/2021

Ward: Glenrothes West And Kinglassie

Proposal: Erection of porch extension to front of dwellinghouse

Location: 214 Muirfield Drive Glenrothes Fife KY6 2PY

Applicant: Ms Sheila Farnsworth 37 Muirfield Road Glenrothes KY6 2PY

Agent: Alexander Aitken 37 Barnet Crescent Kirkcaldy KY1 1QU

Application Permitted - no conditions

98 **Application No:** 20/02947/LBC

Date Decision Issued: 27/01/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal alterations, installation of replacement front door

Location: Cameron House 26 Cupar Road Auchtermuchty Cupar Fife KY14 7DD

Applicant: Ms Jing Ma Cameron House 26 Cupar Road Auchtermuchty Fife KY14 7DD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before the external door hereby approved is formed, finishing details including colour and finish of the door shall be submitted to Fife Council as Planning Authority for consideration. Once approved, the approved details shall be implemented on site in full.

Reason(s):

1. In the interest of protecting the historic character of the listed building.

99 **Application No:** 20/01816/FULL **Date Decision Issued:** 29/01/2021

Ward: Howe Of Fife And Tay Coast

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

Location: Kilmany Parish Church Kilmany Cupar Fife KY15 4PT

Applicant: Mr Phillip Doig 137 High Street Newburgh Scotland KY14 6DY

Agent: Dakers Fleming Forgandakey Forgan Newport-on-Tay Fife DD6 8RB

Application Permitted - no conditions

100**Application No:** 20/02362/LBC

Date Decision Issued: 03/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of replacement doors to flatted dwellings

Location: 39 And 39A High Street And 1 Reef Mog Newburgh Cupar Fife KY14 6AH

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

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

Application Permitted - no conditions

101 **Application No:** 20/02363/FULL

Date Decision Issued: 03/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement doors to flatted dwellings

Location: 39 39A High Street And 1 Reef Mog Newburgh Cupar Fife KY14 6AH

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

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of balcony and installation of French doors

Location: Warbeck House High Street Falkland Cupar Fife KY15 7BU

Applicant: Mr David Anderson Warbeck House High street Falkland Fife KY15 7BU

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

Application Refused

Reason(s):

1. In the interests of preserving the architectural heritage and the character and appearance of this prominent listed building located within the Falkland Conservation Area: the proposal would conflict with the objectives of Scottish Planning Policy (2020), HES Policy Statement (June 2016), Historic Environment Scotland (HES) Managing Change in the Historic Environment - Doorways (2010), Policy 14 of The Adopted FIFEplan (2017), Making Fife's Places - Supplementary Guidance (2018), and the Falkland Conservation Area Appraisal and Management Plan (2013) in that the proposals would result in the loss of the significance of a key historic feature, would upset the balance and symmetry of the existing building openings, and would introduce an architectural feature not considered traditional for a property of this period or nature. Subsequently, the proposals would not protect and/or enhance the special historic interest and appearance of this Category C Listed Building and would therefore be contrary to the above relevant national and local policies and guidance.
2. In the interest of protecting residential amenity; the proposed balcony by virtue of its location, size and orientation, would result in a significant increase in vantage points for which to overlook neighbouring garden areas to the detriment of the amenity and privacy of the neighbouring residents. As such it is considered that the proposal does not comply with Policies 1 and 10 of the Adopted FIFEplan (2017).

Ward: Howe Of Fife And Tay Coast**Proposal:** Listed Building Consent for formation of balcony and double doors**Location:** Warbeck House High Street Falkland Cupar Fife KY15 7BU**Applicant:** Mr David Anderson Warbeck House High Street High Street Falkland United Kingdom KY15 7BU**Agent:** Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA**Application Refused****Reason(s):**

1. In the interests of preserving the architectural heritage and the character and appearance of this prominent listed building located within the Falkland Conservation Area: the proposal would conflict with the objectives of Scottish Planning Policy (2020), HES Policy Statement (June 2016), Historic Environment Scotland (HES) Managing Change in the Historic Environment - Doorways (2010), Policy 14 of The Adopted FIFEplan (2017), Making Fife's Places - Supplementary Guidance (2018), and the Falkland Conservation Area Appraisal and Management Plan (2013) in that the proposals would result in the loss of the significance of a key historic feature, would upset the balance and symmetry of the existing building openings, and would introduce an architectural feature not considered traditional for a property of this period or nature. Subsequently, the proposals would not protect and/or enhance the special historic interest and appearance of this Category C Listed Building and would therefore be contrary to the above relevant national and local policies and guidance.

104 **Application No:** 20/03115/FULL

Date Decision Issued: 05/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to extension to rear of dwellinghouse and alterations to garden (amendment to approved 19/03234/FULL)

Location: 25 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

Applicant: Ms Kaye Lynch 25 Upper Greens Auchtermuchty Scotland KY14 7BX

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

Application Permitted - no conditions

105**Application No:** 20/03116/LBC

Date Decision Issued: 05/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for alterations to extension to rear of dwellinghouse and alterations to garden (amendment to approved 19/03235/LBC)

Location: 25 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

Applicant: Ms Kaye Lynch 25 Upper Greens Auchtermuchty Scotland KY14 7BX

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

Application Permitted - no conditions

106 **Application No:** 20/02975/LBC

Date Decision Issued: 11/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for repainting of front facade of flatted dwelling (retrospective)

Location: 38 High Street Newburgh Cupar Fife KY14 6AQ

Applicant: Ms Pamela MacGregor 40/1, 40/2, 40/3, 40/4 38 High Street Newburgh Scotland KY14 6AQ

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

Application Permitted - no conditions

107 **Application No:** 21/00117/APN

Date Decision Issued: 12/02/2021

Ward: Howe Of Fife And Tay Coast

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

Location: Carphin Farmhouse Luthrie Cupar Fife KY15 4NX

Applicant: Mr Stuart Paul Carphin Farm Luthrie Cupar Scotland KY15 4NZ

Agent: John Robb 78 King Street Crieff Scotland PH7 3HB

Application Permitted - no conditions

108**Application No:** 20/03012/LBC

Date Decision Issued: 15/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for formation of new dormer and removal of 2 no. rooflights

Location: 9 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Mr And Mrs Aitken 9 Shuttlefield Newburgh Scotland KY14 6DT

Agent: Matthew Cowan 28 king street Perth Scotland PH2 8JB

Application Permitted - no conditions

109 **Application No:** 20/03013/FULL **Date Decision Issued:** 15/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of dormer extension to rear of dwellinghouse

Location: 9 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Mr & Mrs . Aitken 9 Shuttlefield Newburgh Scotland KY14 6DT

Agent: Matthew Cowan 28 king street Perth Scotland PH2 8JB

Application Permitted - no conditions

110 **Application No:** 20/03301/FULL

Date Decision Issued: 16/02/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of dormer extension to rear of dwellinghouse and installation of flue

Location: 40 Main Street Dunshalt Cupar Fife KY14 7EX

Applicant: Ms M. Hunter 40 Main Street Dunshalt Cupar Fife KY14 7EX

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

Application Permitted - no conditions

111 **Application No:** 20/02926/FULL **Date Decision Issued:** 25/01/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of dormer extension to front of dwellinghouse

Location: 1 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

Applicant: Mrs Josephine Haigh 1 Forthside Terrace North Queensferry UK KY11 1JR

Agent: Laura Wardrop 33 Inchcolm Drive North Queensferry Scotland KY11 1LD

Application Permitted - no conditions

112Application No: 20/03075/FULL

Date Decision Issued: 04/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement roof covering to existing conservatory and installation of replacement windows and doors

Location: 13A Shore Road Aberdour Burntisland Fife KY3 0TR

Applicant: Mr And Mrs Howard Williams 13A Shore Road Aberdour Burntisland Fife KY3 0TR

Agent: Svein J Mjeldheim 11 Crescent Road Lundin Links Leven Fife KY8 6AE

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

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

Location: Cullaloe Lodge Cullaloe Aberdour Burntisland Fife KY3 0LU

Applicant: Mr and Mrs Alan Fleming Cullaloe Lodge Cullaloe Aberdour Scotland KY3 0LU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the concrete floor within the hereby approved extension shall be separated from the stonework of the original lodge using an appropriate membrane.

Reason(s):

1. In the interests of protecting the fabric of a listed building; to ensure that the permeability of the original stonework is not diminished.

114 **Application No:** 20/03181/FULL **Date Decision Issued:** 05/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to front of dwellinghouse

Location: 16 Seton Place Dalgety Bay Dunfermline Fife KY11 9JR

Applicant: Mr Sarath Kahapolarachi 16 Seton Place Dalgety Bay Fife KY11 9JR

Agent: Charles Borthwick 3 Whinhill Dunfermline Scotland KY11 4YZ

Application Permitted - no conditions

115Application No: 21/00001/CLP

Date Decision Issued: 05/02/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 14 Doune Park Dalgety Bay Dunfermline Fife KY11 9LX

Applicant: Mr R Williams 14 Doune Park Dalgety Bay Dunfermline Fife KY11 9LX

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Change of Use from boarding house (Class 7) to dwellinghouse (Class 9) and external alterations including installation of ventilation system
Location: Rosebery House 9 King Street Inverkeithing Fife KY11 1NB
Applicant: Mr William Smyth Roseberry House 9 King Street Inverkeithing Scotland KY11 1NB
Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

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

1. Details of the type, specification and colour of the extraction grille/flue shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DWELLINGHOUSE, HEREBY APPROVED, IS OCCUPIED. For the avoidance of doubt; the extraction grille/flue shall be of a colour which matches the existing stone finish as closely as possible and these details shall include a photograph or drawing which shows the exact location of the extract grille/flue.

Reason(s):

1. In the interests of visual amenity and to preserve the character of the surrounding Inverkeithing Conservation Area and this Category B Listed building.

117 **Application No:** 20/02956/CLP

Date Decision Issued: 11/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (proposed) for use of activity centre as outdoor nursery (Class 10)

Location: National Activity Centre Fordell Firs Clockluine Road Hillend Dunfermline Fife KY11 7HQ

Applicant: Mrs L Licznarski Merlin House 5 Cross Way Hillend Industrial Park Dalgety Bay Fife KY11 9JE

Agent:

Application Permitted - no conditions

118**Application No:** 20/03145/LBC

Date Decision Issued: 11/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for installation of solar panels, 2 no. rooflights, air source heat pump and glazed screens and internal alterations

Location: Easterheughs Castle Dalachy Aberdour Burntisland Fife KY3 0LX

Applicant: Mr ANDREW BEATON Easterheughs Castle Dalachy Aberdour Burntisland Fife KY3 0LX

Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted - no conditions

119 **Application No:** 20/03146/FULL

Date Decision Issued: 11/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of air source heat pump

Location: Easterheughs Castle Dalachy Aberdour Burntisland Fife KY3 0LX

Applicant: Mr Andrew Beaton Easterheughs Castle Dalachy Aberdour Burntisland Fife
KY3 0LX

Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted - no conditions

120**Application No:** 21/00037/CLP

Date Decision Issued: 12/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for single storey side/rear extension, formation of window and formation of decking to rear

Location: 4 Downing Point Dalgety Bay Dunfermline Fife KY11 9YT

Applicant: Mr & Mrs F Scott 4 Downing Point Dalgety Bay Scotland KY11 9YT

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

Application Permitted - no conditions

121 **Application No:** 21/00191/CLP

Date Decision Issued: 18/02/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 12 Steeple Crescent Dalgety Bay Dunfermline Fife KY11 9SY

Applicant: Mr S Taylor 12 Steeple Crescent Dalgety Bay Dunfermline Fife KY11 9SY

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

Application Permitted - no conditions

122Application No: 20/03161/CLP

Date Decision Issued: 19/02/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 54 Strathbeg Drive Dalgety Bay Dunfermline Fife KY11 9XH

Applicant: Mr Peter Weir 54 Strathbeg Drive Dalgety Bay Dunfermline Fife KY11 9XH

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

Application Permitted - no conditions

123**Application No:** 20/02606/FULL

Date Decision Issued: 28/01/2021

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 15 Swan Road Kirkcaldy Fife KY1 1UZ

Applicant: Mrs Maureen Girdwood 15 Swan Road Kirkcaldy Scotland KY1 1UZ

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

Application Permitted - no conditions

124**Application No:** 20/02987/FULL

Date Decision Issued: 04/02/2021

Ward: Kirkcaldy Central

Proposal: Formation of entrance lobby including installation of doors

Location: Fife College St Brycedale Avenue Kirkcaldy Fife KY1 1EX

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

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

Application Permitted - no conditions

125 **Application No:** 20/03149/FULL

Date Decision Issued: 04/02/2021

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 55 Cheviot Road Kirkcaldy Fife KY2 6BB

Applicant: Mrs Angela Halley 55 Cheviot Road Kirkcaldy Fife KY2 6BB

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

Application Permitted - no conditions

126**Application No:** 21/00119/CLE

Date Decision Issued: 18/02/2021

Ward: Kirkcaldy Central

Proposal: Certificate of lawfulness (existing) for HMO (9 persons)

Location: 24 Carlyle Road Kirkcaldy Fife KY1 1DB

Applicant: Mr Stuart Philips 8 New Mart Road Edinburgh City of Edinburgh EH14 1RL

Agent: Alistair Littlejohn Sanderson House 11 Maritime Street Edinburgh United Kingdom EH6 6SB

Application Permitted - no conditions

127 **Application No:** 20/02435/LBC

Date Decision Issued: 05/02/2021

Ward: Kirkcaldy East

Proposal: Listed Building Consent for internal and external alterations to dwellinghouse including formation of pitched roof and installation of doors and windows to rear of dwellinghouse

Location: 71 Loughborough Road Kirkcaldy Fife KY1 3DB

Applicant: Mr G Kennedy 71 Loughborough Road Kirkcaldy UK KY1 3DB

Agent: Craig Johnstone 32 The Castings Dunfermline United Kingdom KY12 9AU

Application Permitted - no conditions

128**Application No:** 20/03091/FULL

Date Decision Issued: 25/01/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to front of dwellinghouse

Location: 5 Muirfield Street Kirkcaldy Fife KY2 6SY

Applicant: Mrs Sara Gray 5 5 Muirfield Street Kirkcaldy Scotland KY2 6SY

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

Application Permitted - no conditions

129 **Application No:** 20/02951/FULL

Date Decision Issued: 04/02/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Dean Park Gardens Kirkcaldy Fife KY2 6XX

Applicant: Mr and Mrs S Meechan 1 Dean Park Gardens Kirkcaldy Scotland KY2 6XX

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

Application Permitted - no conditions

130 **Application No:** 20/02372/FULL

Date Decision Issued: 08/02/2021

Ward: Kirkcaldy North

Proposal: Alteration and installation of dormer extensions to the front and rear of dwellinghouse

Location: 4 Culzean Crescent Kirkcaldy Fife KY2 6UZ

Applicant: Mr Robert Munro 4 Culzean Crescent Kirkcaldy Fife KY2 6UZ

Agent: Andrew Livingstone Craigrothie 11 Station Road Lochgelly KY5 9QW

Application Permitted - no conditions

131 **Application No:** 20/03066/FULL

Date Decision Issued: 11/02/2021

Ward: Kirkcaldy North

Proposal: Change of use from public open space to garden ground including erection of boundary fence

Location: 130 Chapelhill Kirkcaldy Fife KY2 6QA

Applicant: Mr Alan Macrae 130 Chapelhill Kirkcaldy UK KY2 6QA

Agent:

Application Permitted - no conditions

132 **Application No:** 20/02832/FULL

Date Decision Issued: 15/02/2021

Ward: Kirkcaldy North

Proposal: Erection of domestic garage to rear of dwellinghouse

Location: 37 Mellerstain Road Kirkcaldy Fife KY2 6UB

Applicant: Mrs Audrey Wright 37 Mellerstain Road Kirkcaldy UK KY2 6UB

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Formation of off street parking to flatted dwelling

Location: 2 Adamson Terrace Leven Fife KY8 4EJ

Applicant: Miss Florence Plaisant 21 Station Park Lower Largo Leven Fife KY8 6DR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first operations of the proposed parking area, the vehicular access crossing of the footway shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first operations of the proposed parking area, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the first operations of the proposed parking area, 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.
4. Prior to the first operations of the proposed parking area, 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 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, insofar as lies within the applicant's control, 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.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
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.

134 **Application No:** 20/02844/FULL **Date Decision Issued:** 26/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: Aisling 27 Leven Road Lundin Links Leven Fife KY8 6AH

Applicant: Mrs Nikki Culpin 27 Leven Road Lundin Links Fife KY8 6AH

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of 24 affordable flatted dwellings with associated access, parking and drainage (demolition of former offices and gymnasium)
Location: Social Work Office 12 Station Road Leven Fife KY8 4QU
Applicant: Mr Stephen Docherty Pine Lodge 0 Cupar Road LADYBANK UK KY15 7RB
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. THE UNITS HEREBY APPROVED, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. NO 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.

- 3.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. Prior to the occupation of the first dwellinghouse, there shall be 36 No. off street parking spaces provided within the curtilage of the site as shown on Drawing No. 004 Revision No. B 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.
6. The public on street parking spaces and footway on Station Road as shown on Drawing No. 004 Revision No. B shall remain unaltered from its original state and will be retained as it currently exists for the use of the general public.
7. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by Fife Council as planning authority. The wheel cleaning facility shall thereafter be installed prior to commencement of site works and maintained for the complete duration of the works.

8. A traffic management plan covering the construction of the development shall be submitted for written approval of this planning authority prior to commencement of any works on site. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation, etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
9. Prior to the junction coming into use visibility splays of 2.4m x 25m shall be provided to the left and right at the development junction with Glenlyon Place, and thereafter maintained in perpetuity, clear of all obstructions exceeding a maximum of 0.6 metres above the adjoining carriageway level. For the avoidance of doubt, all roadside boundary markers within the site, ie, walls, fences, planting, shrubs etc. being maintained in perpetuity outwith the visibility splay line or at a height not exceeding 600mm above the adjacent carriageway level.
10. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. This shall also include details of future maintenance.
11. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit a biodiversity enhancement plan showing those measures to be incorporated into the development to enhance the habitat potential of the development, for the written approval of the planning authority. These biodiversity enhancement measures should include integrated bat roosting bricks and/ or bird nesting bricks within suitable buildings. Thereafter, the development shall come forward in accord with the approved plan, unless otherwise agreed in writing with the planning authority.
12. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the Sycamore tree during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
13. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to define the terms of the consent.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road and pedestrian safety and convenience, to ensure that the existing on street public parking and public footway remains unaltered.
7. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
8. In the interest of Road Safety; To ensure minimum disruption to residents and road users in the vicinity of the site.
9. In the interest of road safety; to ensure the provision of adequate visibility at junctions.
10. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
11. In the interest of biodiversity enhancement; to ensure the development incorporates all reasonable measures

to enhance the habitat potential of the site.

12. In order to ensure that no damage is caused to the existing tree during (demolition and) development operations.
13. In order to retain proper control over the use of the property.

136 **Application No:** 20/02425/FULL **Date Decision Issued:** 29/01/2021

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to rear of dwellinghouse
Location: St Catherines Links Road Leven Fife KY8 4HR
Applicant: Mr Paul McDonald St. Catherines Links Road Leven Scotland KY8 4HR
Agent: Mhairi Grant Ostro Fintry Road Kippen Scotland FK8 3HL

Application Permitted - no conditions

137 **Application No:** 20/02862/FULL

Date Decision Issued: 29/01/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: Bell Cottage 53 Station Road Windygates Leven Fife KY8 5DB

Applicant: Mr Steven Jack 53 Station Road Windygates Fife KY8 5DB

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement doors

Location: Drum Lodge 9 Drummochy Road Lower Largo Leven Fife KY8 6BZ

Applicant: Mrs Juliet Brown Drum lodge 9 Drummochy Road Lower largo Fife Ky8 6bz

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement doors shall be traditionally constructed in white painted timber and shall match those of the existing doors in size, type, detailing and specification 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 Category B Listed Building and Lower Largo Conservation Area.

139 **Application No:** 20/02223/FULL

Date Decision Issued: 03/02/2021

Ward: Leven, Kennoway And Largo

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

Location: Largo St Davids Church Main Street Lower Largo Leven Fife KY8 6BN

Applicant: Oleum Associates Ltd. 16 Crombie Acres Westhill Aberdeen United Kingdom
AB32 6PR

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

Application Permitted - no conditions

140 **Application No:** 21/00093/CLP

Date Decision Issued: 05/02/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (proposed) for single storey extension to rear of dwellinghouse, formation of raised platform and external alterations to window opening

Location: 16 Glencairn Gardens Leven Fife KY8 5NE

Applicant: Mr and Mrs Wishart 16 Glencairn Gardens Leven Fife KY8 5NE

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

Application Permitted - no conditions

141 **Application No:** 20/03148/FULL **Date Decision Issued:** 11/02/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 53 Scoonie Drive Leven Fife KY8 4SN

Applicant: Mr Ross Henderson 53 Scoonie Drive Leven United Kingdom KY8 4SN

Agent: Harry Dalglish 15 Beeck Park Leven United Kingdom Ky8 5ng

Application Permitted - no conditions

142**Application No:** 21/00099/CLP

Date Decision Issued: 18/02/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (Proposed) for change of use from 2no. flatted dwellings to form single dwellinghouse

Location: 7 Victoria Road Lundin Links Leven Fife KY8 6AY

Applicant: Mr I. Bissett 28 Penrice Park Lundin Links Leven U.K. KY8 6AY

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo**Proposal:** Erection of log cabin for holiday accommodation**Location:** Foggieleys Montrave Kennoway Leven Fife KY8 5PA**Applicant:** Mr Ron Muir Foggieleys Montrave Leven Scotland KY8 5PA**Agent:** Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF ANY DOUBT, the holiday accommodation hereby approved shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 continuous weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request from this Planning Authority.
2. PRIOR TO ANY WORKS starting on site, visibility splays of 3m x 210m shall be provided to the right (North East) and to the left (South West) at the junction of the vehicular crossing and the A916 public road and thereafter shall be maintained for the lifetime of the development, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. PRIOR TO THE FIRST USE of the proposed holiday home, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs). All works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
4. PRIOR TO THE FIRST OPERATIONS of the proposed holiday home, there shall be 2 No. off street parking space provided within the curtilage of the site for the holiday home in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained through the lifetime of the development.

Reason(s):

1. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

144**Application No:** 20/03052/CLP

Date Decision Issued: 01/02/2021

Ward: Lochgelly, Cardenden And Benarty

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

Location: Fairview Lochleven Road Ballingry Lochore Lochgelly Fife KY5 8BE

Applicant: Mr David Lavery The Auld Shank Kinross Road Lochgelly Fife KY5 8LP

Agent: Matthew Archer 114 Brechin Road Arbroath Angus DD11 1TA

Application Permitted - no conditions

145 **Application No:** 20/03238/FULL

Date Decision Issued: 11/02/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of domestic garage to side of dwellinghouse

Location: 35 Abbotsford Road Lochore Lochgelly Fife KY5 8DU

Applicant: Mr Maciej Nowicki 35 Abbotsford Road Lochore KY5 8DU

Agent: Ross McFadyen 14 Cunningham Place Glenrothes KY6 1AS

Application Permitted - no conditions

146**Application No:** 20/03215/DPN

Date Decision Issued: 15/02/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Prior Notification for Demolition of single storey dwellinghouse

Location: 4 Whitehall Crescent Cardenden Lochgelly Fife KY5 0PJ

Applicant: Ore Valley Housing Association 114-116 Statio Road Cardenden Scotland KY5 0BW

Agent: Jennifer Rooney Centrum Building 38 Queen Street Glasgow Scotland G1 3DX

Application Permitted - no conditions

147 **Application No:** 20/03018/FULL

Date Decision Issued: 01/02/2021

Ward: Rosyth

Proposal: Installation of replacement roof and 9 solar panels to outbuilding, and installation of 6 solar panels to flat roof extension, all to rear of dwellinghouse

Location: East Thorne Cottage Pattiesmuir Rosyth Fife KY11 3ES

Applicant: Mrs Elizabeth Hutchings East Thorne Cottage Pattiesmuir KY11 3ES

Agent:

Application Permitted - no conditions

148**Application No:** 20/03019/LBC

Date Decision Issued: 01/02/2021

Ward: Rosyth

Proposal: Listed building consent application for installation of replacement roof and 9 solar panels to outbuilding, and installation of 6 solar panels to flat roof extension, all to rear of dwellinghouse

Location: East Thorne Cottage Pattiesmuir Rosyth Fife KY11 3ES

Applicant: Mrs Elizabeth Hutchings East Thorne Cottage Pattiesmuir KY11 3ES

Agent:

Application Permitted - no conditions

149 **Application No:** 20/02913/LBC

Date Decision Issued: 03/02/2021

Ward: Rosyth

Proposal: Listed Building Consent for removal of internal partition wall

Location: Easter Cottage Saltpans Charlestown Dunfermline Fife KY11 3EU

Applicant: Mr Ricky Steadman Easter Cottage Saltpans Charlestown KY11 3EU

Agent: les mccaskey 18A Rothsay Place Edinburgh EH3 7SQ

Application Permitted - no conditions

150 **Application No:** 20/02757/FULL

Date Decision Issued: 09/02/2021

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse and installation of external boiler/flue

Location: 4 Hilton Cottages Hilton Road Rosyth Dunfermline Fife KY11 3HA

Applicant: Ms Suzie Scott 4 Hilton Cottages Rosyth KY11 3HA

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

151 **Application No:** 20/02979/CLP

Date Decision Issued: 09/02/2021

Ward: Rosyth

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

Location: 67 Charles Way Limekilns Dunfermline Fife KY11 3LH

Applicant: Mr & Mrs N McCallum 67 Charles Way Limekilns United Kingdom KY11 3LH

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

Application Permitted - no conditions

152 **Application No:** 20/03029/LBC

Date Decision Issued: 09/02/2021

Ward: Rosyth

Proposal: Listed Building Consent for single storey extension to rear, external flue and internal alterations

Location: 4 Hilton Cottages Hilton Road Rosyth Dunfermline Fife KY11 3HA

Applicant: Ms Susie Scott 4 Hilton Cottages Hilton Road Rosyth KY11 3HA

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

153 **Application No:** 20/03071/FULL

Date Decision Issued: 09/02/2021

Ward: Rosyth

Proposal: Installation of replacement windows

Location: 14 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Mr C Robertson 14 Main Street Limekilns KY11 3HL

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted - no conditions

154 **Application No:** 21/00202/CLP

Date Decision Issued: 19/02/2021

Ward: Rosyth

Proposal: Certificate of Lawfulness (Proposed) for conversion of existing garage to living accommodation

Location: 38 Peasehill Road Rosyth Dunfermline Fife KY11 2GB

Applicant: Mr and Mrs S Allum 38 Peasehill Road Rosyth Scotland KY11 2GB

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

Application Permitted - no conditions

155 **Application No:** 20/02787/FULL

Date Decision Issued: 26/01/2021

Ward: St. Andrews

Proposal: Erection of two storey extension to side of flatted dwelling with associated steps, railings and lighting

Location: 3A The Scores St Andrews Fife KY16 9AR

Applicant: Mr Bruce Mitchell 3a The Scores St Andrews Scotland KY16 9AR

Agent: Beverley Guild The Old Printworks 77a Brunswick Street Edinburgh UK EH7 5HS

Application Permitted - no conditions

156**Application No:** 20/02512/FULL

Date Decision Issued: 27/01/2021

Ward: St. Andrews

Proposal: Replacement driveway and new canopy to front of ground floor flat

Location: Garden Flat Westoun Kennedy Gardens St Andrews Fife KY16 9DJ

Applicant: Landscape Brothers 34 East March Street Kirkcaldy United Kingdom KY1
2DP

Agent: Beatriz Torres 115 Katrine Crescent Kirkcaldy Scotland KY2 6RR

Application Permitted - no conditions

157 **Application No:** 20/02855/FULL

Date Decision Issued: 29/01/2021

Ward: St. Andrews

Proposal: Extension to hotel to install an internal lift (20/01251/FULL)

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

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

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

Application Permitted - no conditions

158 **Application No:** 20/02898/LBC

Date Decision Issued: 29/01/2021

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows

Location: Basement Flat 5 Howard Place St Andrews Fife KY16 9HL

Applicant: Miss Brenda Campbell-Brown 5 Howard Place St Andrews Fife KY16 9HL

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** One and a half storey extension to side of dwellinghouse**Location:** 3 Little Carron Gardens St Andrews Fife KY16 8QL**Applicant:** Mr Angus Farquhar 3 Little Carron Gardens St Andrews Scotland KY16 8QL**Agent:** Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. BEFORE THE EXTENSION IS BROUGHT INTO USE, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

1. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.
2. To ensure adequate provision of off-street car parking.

160 **Application No:** 21/00073/CLE

Date Decision Issued: 29/01/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for the change of use from residential dwelling (Class 9) to holiday let accommodation (Sui Generis)

Location: 2A Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Dr Alistair Dickson Aye House Admiralty Park Rosyth UK KY11 2YW

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

Application Permitted - no conditions

161 **Application No:** 20/03273/CLE

Date Decision Issued: 03/02/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (existing) for use of dwellinghouse (Class 9) as self-contained holiday accomodation (Sui Generis)

Location: 37 Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Ms Alison McDonald Rankeilour Cottage Schoolhill Ceres Fife KY15 5NJ

Agent:

Application Permitted - no conditions

162Application No: 20/03304/CLE

Date Decision Issued: 05/02/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for Change of Use from dwellinghouse to HMO (3 Persons) (in retrospect)

Location: 20 Howard Place St Andrews Fife KY16 9HL

Applicant: Mr & Mrs Alan And Lynn Birrell 2 Winram Place St Andrews Fife KY16 8XH

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

Application Permitted - no conditions

163 **Application No:** 20/03106/FULL

Date Decision Issued: 08/02/2021

Ward: St. Andrews

Proposal: Porch extension to front of dwellinghouse

Location: 25 Radernie Place St Andrews Fife KY16 8QR

Applicant: Mr and Mrs Turnbull 25 Radernie Place St Andrews Scotland KY16 8QR

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Single storey rear extension to dwellinghouse with raised decking and replacement windows and doors

Location: 7 Mavis Haugh St Andrews Fife KY16 9LT

Applicant: Mr & Mrs Paul Hislop 7 Mavis Haugh St Andrews Fife KY16 9LT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, full specification details including materials, finishes and colour of the following shall be submitted for prior approval in writing by the Planning Authority:

- the proposed decked area, its steps and balustrade

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, and to reserve the rights of the Planning Authority with respect to these details.

Ward: St. Andrews
Proposal: Listed Building Consent for internal alterations to flatted dwelling including installation of wood burning stove
Location: Lower Flat 3D Gillespie Terrace The Scores St Andrews Fife KY16 9AT
Applicant: Mr Martin Gilbert 3D Gillespie Terrace St Andrews United Kingdom KY10 9AT
Agent: Alastair Graham Dene Cottage Links Road Earlsferry Fife KY91AW

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

1. FOR THE AVOIDANCE OF DOUBT, all new linings to walls shall be in breathable materials.
2. The new plaster cornice as shown on approved drawing 19A shall be installed to the re-configured kitchen, lounge and dining area and shall be continued around the whole room unless otherwise agreed in writing with this Planning Authority BEFORE works commence on site.
3. All existing plaster cornices to bedrooms one and two shall be retained and continued around the new partitions.
4. All internal doors, including the 3 pocket panel doors to bedroom 2 shall be solid timber panelled doors with timber moulded architraves as shown on approved drawing number 03A.
5. The existing flat entrance door shall be relocated with its timber moulded architraves re-instated, internally and externally.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.
2. To reserve the rights of the Planning Authority with respect to this detail.
3. To protect the internal character and appearance of this statutory listed building.
4. To reserve the rights of the Planning Authority with respect to these details.
5. To reserve the rights of the Planning Authority with respect to these details.

166**Application No:** 21/00265/CLE

Date Decision Issued: 15/02/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (existing) for use of first floor flatted dwelling as short-term holiday accommodation

Location: 27 Murray Park St Andrews Fife KY16 9AW

Applicant: Mr Ian Taylor Nuthurst Pickhurst Road Chiddingfold UK GU8 4TS

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Alterations and extension to dwellinghouse**Location:** 62D Main Street Strathkinness St Andrews Fife KY16 9SA**Applicant:** Mr Douglas Gilbert Mansdale House 35 Main Street Strathkinness Scotland KY16 9RY**Agent:** Amy McEwan The Loft The Tattie Kirk Cow Wynd Falkirk Scotland FK1 1PU**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. 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.
3. FOR THE AVOIDANCE OF DOUBT, the existing hedge which is located on the rear south boundary shall be maintained to a height of no less than 2.0 metres as measured from existing garden ground levels (or if removed be replaced with an appropriate screen fence) for its full length and for the life time of the extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of maintaining the privacy and amenity of the neighbouring property.

168**Application No:** 21/00366/CLP

Date Decision Issued: 18/02/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for the erection of single storey extension to rear of dwellinghouse (demolition of existing extension)

Location: 8 - 10 Main Street Strathkinness St Andrews Fife KY16 9RU

Applicant: Mrs Lise Hudson 8-10 Main Street Strathkinness, St Andrews Fife UK KY16 9RU

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

Application Permitted - no conditions

169 **Application No:** 20/02962/FULL

Date Decision Issued: 28/01/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse

Location: 10 Netherlea Place Wormit Newport On Tay Fife DD6 8NW

Applicant: Mr T Sweeney 10 Netherlea Place Wormit Newport On Tay Fife DD6 8NW

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

Application Permitted - no conditions

170 **Application No:** 20/02998/FULL

Date Decision Issued: 03/02/2021

Ward: Tay Bridgehead

Proposal: External alterations including formation of raised platform and installation of flue to rear of dwellinghouse

Location: 7 West Park Road Wormit Newport On Tay Fife DD6 8NP

Applicant: Rona & Gordon Weir 8 Whinfield Place Newport On Tay United Kingdom DD6 8EF

Agent: Stephanie Else 21 Castle Street Edinburgh United Kingdom EH2 3DN

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 7 Motray Crescent Guardbridge St Andrews Fife KY16 0XD

Applicant: Mr Ian Wilson 7 Motray Crescent Guardbridge Scotland KY16 0XD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTENSION IS BROUGHT INTO USE, the existing timber boundary fences located to the east and west of the proposed extension shall be increased in height to 1.8 metres high as measured from existing garden ground levels. The fence height increase on the east boundary shall start from the rear building line of the existing dwellinghouse and run for 3.0 metres to the full width of the extension. The fence height increase on the west boundary shall start from the proposed garden gate and run for 2.0 metres to align with the rear building line of the proposed extension. Both fences shall thereafter be permanently maintained for the life time of the extension.

Reason(s):

1. In the interests of maintaining the privacy and amenity of the neighbouring properties.

Ward: Tay Bridgehead

Proposal: Erection of domestic garage

Location: Laurel Bank Woodhaven Pier Rankine Court Wormit Newport On Tay Fife DD6 8TA

Applicant: Mr Douglas Bald Laurel Bank Woodhaven Pier Rankine Court Wormit Newport On Tay Fife DD6 8TA

Agent: Duncan MacKenzie 32 High Street Newport-on-Tay Fife DD6 8AD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE GARAGE IS BROUGHT INTO USE, the paved area between the garage and the adjoining public road shall be paved using permeable paving to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
2. FOR THE AVOIDANCE OF DOUBT, 2 parking spaces for vehicles in accordance with the current Fife Council Transportation Development Guidelines are to be provided, maintained and kept available as such within this site curtilage.

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. In the interests of maintaining road safety.

Ward: Tay Bridgehead
Proposal: External alterations including erection of 1.5 storey extension to dwellinghouse
Location: Weavers Well Cottage Woodend Road Gauldry Newport On Tay Fife DD6 8SR
Applicant: Mr/Mrs Knut And Lois Radmer Weavers Well Cottage Woodend Road Gauldry Newport-on-tay United Kingdom DD6 8SR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The roof shall be clad in clay pantiles to match the colour of the existing roof pantiles.
2. All stone details shall be constructed in natural stone of a colour and type to match the existing stonework unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
3. The wet dash render to walls shall match the existing rendered walls of the cottage in type and finish 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.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

174**Application No:** 20/03248/FULL

Date Decision Issued: 19/02/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse

Location: Sassafras 5 Comerton Place Drumoig St Andrews Fife KY16 0NQ

Applicant: Mr James C Mitchinson Sassafras 5 Comerton Place Drumoig St Andrews Fife KY16 0NQ

Agent: James Culloch The Design Studio 147 Ferry Road Monifieth DUNDEE Dundee United Kingdom DD5 4QA

Application Permitted - no conditions

175 **Application No:** 20/02846/FULL

Date Decision Issued: 29/01/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of solar panels

Location: Police College Tulliallan Castle Alloa Fife FK10 4BE

Applicant: Mr Steven Thomson Scottish Police College Tulliallan Castle Kincardine
Scotland FK10 4BE

Agent: Bojan Jevtic 4 W Silvermills Ln Stockbridge Edinburgh Scotland EH3 5BD

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of dwellinghouse and detached garage including formation of access and hardstanding
Location: Land To The West Of 19 Kirk Street Fere Gait Kincardine Fife
Applicant: Mr & Mrs S Russell 19 Kirk Street Kincardine FK10 4PT
Agent: Matt McGowan 11 Pentland Terrace Penicuik Midlothian EH26 0EG

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

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE AND GARAGE HEREBY APPROVED, a sample of the proposed external finishing materials shall be submitted, and approved in writing by, Fife Council as Planning Authority. Thereafter, the approved materials shall be implemented in full and retained for the lifetime of the development.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site a total of 3 No. off-street parking spaces for vehicles in accordance with the current Fife Council Transportation Development Management Guidelines and in accordance with approved drawing no. (99)002 Rev C (Fife Council Reference 02). The parking spaces shall thereafter be retained through the lifetime of the development.
3. The proposed access shall join the A977 trunk road at an improved junction which shall be constructed by the developer to a standard as described in the CD 123 - Geometric design of at grade and signal-controlled junctions contained within the Design Manual for Roads and Bridges. The junction shall be constructed in accordance with details that shall be submitted and approved by the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority, before any part of the development is commenced.
4. There shall be no drainage connections to the trunk road drainage system.
5. The location of any access gate within the curtilage of the site shall be submitted and approved by the Planning Authority, after consultation with Transport Scotland and the gate shall only be capable of opening away from the road.
6. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Planning Authority.

7. NO WORKS SHALL COMMENCE ON SITE (excluding the demolition of existing structures) until a detailed remediation scheme to protect the development from the effects of land stability derived from shallow coal mining legacy has been submitted to and approved in writing with the Planning Authority. Following approval, the remedial works shall thereafter be implemented on the site in complete accordance with the approved details.
8. Following implementation and completion of the approved remediation scheme (required by condition 7 above) and prior to the occupation of the approved dwellinghouse, a verification report shall be submitted to and approved in writing by the Planning Authority to confirm completion of the remediation scheme in accordance with the approved details.

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

Reason(s):

1. In the interests of visual amenity.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure that the standard of access layout complies with the current standards and that safety and that safety of the traffic on the trunk road is not diminished.
4. To ensure that the efficiency of the existing drainage network is not affected and that the standard of construction is commensurate with that required with the road boundary.
5. To minimise interference with the safety and free flow of the traffic of the trunk road.
6. To ensure all contamination within the site is dealt with.
7. To ensure the effects of land instability is dealt with.
8. To ensure the effects of land instability is dealt with.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

Ward: West Fife And Coastal Villages

Proposal: Formation of vehicular access

Location: 8 Main Street Comrie Dunfermline Fife KY12 9HD

Applicant: Mr Steve Featherstone 8 Main Street Comrie Dunfermline Fife KY12 9HD

Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK
KY10 3tj

Application Refused

Reason(s):

1. In the interests of protecting road and pedestrian safety; the proposal would result in the introduction of an acute and substandard vehicular access with substandard visibility splays to the public road; introduce an unworkable turntable, all of which would be to the detriment of road and pedestrian safety. The proposal is therefore considered to be contrary to Scottish Planning Policy (2020), Policies 1 and 3 of the Adopted FIFEplan (2017) and Making Fife's Places - Transportation Development Management Guidelines (2015).

178**Application No:** 20/03184/CLP

Date Decision Issued: 05/02/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for dormer extension to front of dwellinghouse

Location: 6 Carneil Gardens Carnock Dunfermline Fife KY12 9LQ

Applicant: Mr Hamish Park 6 Carneil Gardens Carnock Dunfermline Fife KY12 9LQ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

179 **Application No:** 20/03173/FULL

Date Decision Issued: 11/02/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of a single storey extension to front of dwellinghouse

Location: 7 New Row Kincardine Alloa Fife FK10 4PL

Applicant: Mr & Mrs - Ingle 7 New Row Kincardine United Kingdom FK10 4PL

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

Application Permitted - no conditions

180 **Application No:** 21/00293/CLP

Date Decision Issued: 16/02/2021

Ward: West Fife And Coastal Villages

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

Location: 30 Rose Gardens Cairneyhill Dunfermline Fife KY12 8QS

Applicant: Mr & Mrs G Hill 30 Rose Gardens Dunfermline UK KY12 8QS

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

Application Permitted - no conditions

181 **Application No:** 20/03218/FULL

Date Decision Issued: 18/02/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extensions to rear, side and front of dwellinghouse

Location: Failte North Road Saline Dunfermline Fife KY12 9UQ

Applicant: Mr Andy Bishop Failte North Road Saline Scotland KY12 9UQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED, three off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

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Date Decision Issued: 19/02/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Existing) for the siting of a modular hut to provide nursery facilities

Location: Cairneyhill Primary Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

Applicant: Fife Council Education Service Rothesay House Rothesay Place Glenrothes Scotland KY7 5PQ

Agent: Kevin Tivendale Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions