



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 10/2/2023 - 10/29/2023

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

1 **Application No:** 23/01830/FULL **Date Decision Issued:** 04/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use of ancillary domestic outbuilding (Class 9) to holiday accommodation (Sui Generis) (in retrospect)

Location: 55 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

Applicant: Ms Alison Peacock 55 Main Street West Wemyss Fife KY14SW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

2 **Application No:** 23/02049/FULL **Date Decision Issued:** 06/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of ATM to shop front (in retrospect)

Location: 155 Sea Road Methil Leven Fife KY8 2EQ

Applicant: Mr Matthew Collins Russell House Elvicta Estate Crickhowell Wales NP8 1DF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

3 **Application No:** 23/02050/ADV **Date Decision Issued:** 06/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of 1 no. illuminated fascia sign

Location: 155 Sea Road Methil Leven Fife KY8 2EQ

Applicant: Mr Matthew Collins Russell House Elvicta Estate Crickhowell Wales NP8 1DF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

4 **Application No:** 23/02135/FULL **Date Decision Issued:** 09/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of automatic prescription dispenser machine

Location: 345 Methilhaven Road Methil Leven Fife KY8 3HR

Applicant: Mr Dara O'Malley 5 Coalhill Edinburgh United Kingdom EH6 6RH

Agent: Kerr Hadden 15 Grange Road Burntisland United Kingdom KY3 0HH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

5 **Application No:** 23/02354/FULL **Date Decision Issued:** 25/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Replacement roof tiles, installation of replacement windows and installation of rooflights

Location: 90 Main Street West Wemyss Kirkcaldy Fife KY1 4SP

Applicant: Mr Leo Micallef 90 Main Street West Wemyss Kirkcaldy Fife KY1 4SP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

6 **Application No:** 23/01562/LBC **Date Decision Issued:** 26/10/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed building consent for re-roofing, replacement rainwater goods and associated repair works

Location: Buckhaven Community Centre Kinnear Street Buckhaven Leven Fife KY8 1BH

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

Agent: Robert Lilly Property Services Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT the existing clay roof tiles shall be salvaged and re-used firstly on the principle and public elevations of Kinnear Street and Victoria Road. The hereby approved replacement roof tiles shall be used where necessary to make up a short fall in existing tiles to the rear elevations only.

Reason(s):

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

7 **Application No:** 23/02512/CLP **Date Decision Issued:** 03/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 2 Inch View Kinghorn Burntisland Fife KY3 9SH

Applicant: Mr Jack Paterson 1 Inchview Kinghorn Fife KY3 9SH

Agent: David Christie 4 Dunnikier Road Kirkcaldy Scotland KY1 2RN

Application Permitted - no conditions

8 **Application No:** 23/02663/CLP **Date Decision Issued:** 04/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 66 Pettycur Road Kinghorn Burntisland Fife KY3 9RL

Applicant: Mr Alistair Glachan 66 Pettycur Road Kinghorn Scotland KY3 9RL

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

Application Permitted - no conditions

9 **Application No:** 23/02028/FULL **Date Decision Issued:** 06/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of street bollards

Location: Street Record Kinghorn Road Burntisland Fife

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

Agent: Mr Andrew Tejada Roads & Transportation Services 1st Floor Bankhead
Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of dwellinghouse (renewal of planning permission 19/03294/FULL)

Location: Balwearie Flint Mill Windygate Kirkcaldy Fife KY2 5UL

Applicant: Mr Steven Robinson 32 Russell Avenue Dunfermline Fife KY12OYX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage 3 parking spaces for vehicles in accordance with current Fife Council Making Fife's Places Appendix G. The parking spaces shall thereafter be retained for the lifetime of the development.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

5. THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 4. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all development work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

7. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the Planning Authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

11 **Application No:** 23/02353/FULL **Date Decision Issued:** 06/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 8 Park Place Kinghorn Burntisland Fife KY3 9RJ

Applicant: Mr D Aitchison 8 Park Place Kinghorn United Kingdom KY3 9RJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

12 **Application No:** 23/02399/LBC

Date Decision Issued: 06/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for the installation of solar panels on roof of domestic outbuilding

Location: 33 Craigkennochie Terrace Burntisland Fife KY3 9EN

Applicant: Mr Jamie Craig 33 Craigkennochie Terrace Burntisland Scotland KY3 9EN

Agent: David Craig 14 Docklands Innovation Park East Wall Road Dublin Ireland D03Y0T4

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

13 **Application No:** 23/02402/FULL **Date Decision Issued:** 06/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of solar panels on roof of domestic outbuilding

Location: 33 Craigkennochie Terrace Burntisland Fife KY3 9EN

Applicant: Mr Jamie Craig 33 Craigkennochie Terrace Burntisland Scotland KY3 9EN

Agent: David Craig 14 Docklands Innovation Park East Wall Road Dublin Ireland D03Y0T4

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

14 **Application No:** 23/02378/FULL **Date Decision Issued:** 09/10/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of 6 bollards on footpath

Location: DSLAM Cabinet Kinghorn Road Burntisland Fife

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

Agent: Andrew Tejeda Bankhead Central Roads & Transportation Services Roads & Transportation Services Glenrothes, Fife United Kingdom KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

15 **Application No:** 23/02053/FULL

Date Decision Issued: 05/10/2023

Ward: Cowdenbeath

Proposal: Erection of detached double domestic garage/store to side/front of dwellinghouse

Location: 12 Baxter Road Crossgates Fife KY4 8AQ

Applicant: Mr David Foggo 12 Baxter Road Crossgates KY4 8AQ

Agent: Andrew Allan AYE House Admiralty Park Dunfermline KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

16 **Application No:** 23/02268/CLP

Date Decision Issued: 06/10/2023

Ward: Cowdenbeath

Proposal: Certificate of lawfulness (proposed) in respect of use of flat as a short-term let as defined in the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 and as described in the submitted information

Location: 18 Union Street Kelty Fife KY4 0EE

Applicant: Mrs Lesley-Anne Ferrigan 18 Union Street Kelty Fife KY4 0EE

Agent:

Application Permitted - no conditions

17 **Application No:** 23/02425/FULL **Date Decision Issued:** 18/10/2023

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Anson Lane Crossgates Cowdenbeath Fife KY4 8FJ

Applicant: Mr Paul Horstmann 2 Anson Lane Crossgates KY4 8FJ

Agent: Lee Donaldson 6 Vrackie Place Dunfermline KY11 8JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

18 **Application No:** 23/01629/FULL

Date Decision Issued: 05/10/2023

Ward: Cupar

Proposal: Change of use from first floor of dwellinghouse (Class 9) to form 2 short term lets (Sui Generis) including installation of balcony and dormer extension

Location: Blebo Lodge Blebo Pitscottie Cupar Fife KY15 5TX

Applicant: Mr & Mrs Diana & George Zajicek Blebo Lodge Blebo Pitscottie Cupar Fife KY15 5TX

Agent: Tom Morton 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to either of the short-term let uses hereby approved coming into effect, visibility splays of 3 metres by 90 metres shall be provided in both directions at the junction of the existing access and the public road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent road channel levels.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.

Ward: Cupar

Proposal: Erection of dwellinghouse

Location: Hillview Drum Road Cupar Muir Cupar Fife KY15 5RJ

Applicant: Mr Gerald Koffi 14 Pole Park Road Dundee Scotland DD1 5QS

Agent: John Wink Midtown of Foudland Glens of Foudland Huntly Scotland AB54 6AR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. No tree works or scrub clearance shall occur on site from 1st March through to 31st August, inclusive, each year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, inclusive, an appropriate bird survey shall be carried out by a Suitably Qualified Ecologist (SQE) within 48 hours prior to works commencing in the proposed clearance area. Confirmation of the survey and ecological permission to proceed with the clearance works shall be submitted to this Planning Authority as proof of Condition Compliance. This proof should usually be in the form of a Site Note/Site Visit Report issued by the Suitably Qualified Ecologist.
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 3. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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. 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.fife.gov.uk/contaminatedland

6. The hereby approved dwelling shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than two unrelated residents living together in a flat. For the avoidance of doubt the residential dwellings hereby approved shall not be used for Housing in Multiple Occupation.
7. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
8. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
9. Prior to the occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to avoid disturbance during bird breeding seasons.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.

20 **Application No:** 23/01258/FULL

Date Decision Issued: 17/10/2023

Ward: Cupar

Proposal: Alterations to rear of dwellinghouse including installation of cladding, new windows and doors, and installation of solar panels

Location: Old Church Main Road Bow Of Fife Cupar Fife KY15 4NH

Applicant: Mr Ed Smith Church House Church lane Bow of Fife Cupar Scotland KY15 4NH

Agent: Jack Lawlor 21 Portland Road Kilmarnock Scotland KA1 2BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

21 **Application No:** 23/01913/LBC

Date Decision Issued: 17/10/2023

Ward: Cupar

Proposal: Listed Building Consent for alterations to rear of dwellinghouse including installation of cladding, new windows and doors, and installation of solar panels

Location: Old Church Main Road Bow Of Fife Cupar Fife KY15 4NH

Applicant: Mr Ed Smith Church House Church Lane Bow of Fife Cupar Scotland KY15 4NH

Agent: Jack Lawlor 21 Portland Road Kilmarnock Scotland KA1 2BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

22 **Application No:** 23/01843/FULL

Date Decision Issued: 20/10/2023

Ward: Cupar

Proposal: Erection of fence to front of dwellinghouse

Location: 9 Skinners Steps Cupar Fife KY15 4DZ

Applicant: Miss Liv Martin 9 Skinners Steps Cupar United Kingdom KY15 4DZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

23 **Application No:** 23/01544/FULL

Date Decision Issued: 23/10/2023

Ward: Cupar

Proposal: Erection of dwellinghouse and formation of hardstanding and vehicular access

Location: Land Opposite Little St Helens Back Latch Back Latch Ceres Fife

Applicant: Mr Kenny Crichton C/O Scotframe Souterford Avenue Inverurie Aberdeenshire Scotland AB51 0ZJ

Agent: Greig Mathieson Scotframe Timber Engineering Ltd Inverurie Business Park Souterford Avenue Inverurie Scotland AB51 0ZJ

Application Refused

Reason(s):

1. In the interests of road safety; the proposed development would be unable to provide the required visibility splays to the South which would be unacceptably obstructed for vehicles leaving the private unadopted access lane onto the C8 public road by permanent features which are outwith the applicants control. Any increase in vehicular traffic over this substandard access would be detrimental to the safety and convenience of all road users. As such, the development is contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 11: Low Carbon of the adopted FIFEplan Fife Local Development Plan (2017) and there are no relevant material considerations of such weight as to justify allowing a relaxation of Fife Council's standards with regard to sustainable transport.
2. In the interests of road safety; the existing unadopted access for the proposed development already serves more than the Fife Council Limit of 5 houses. This access has no passing places and no separate footways. Any increase in vehicular traffic over this private unadopted access and substandard road junction will be to the detriment of road and pedestrian safety. As such, the development is contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 11: Low Carbon of the adopted FIFEplan Fife Local Development Plan (2017) and there are no relevant material considerations of such weight as to justify allowing a relaxation of Fife Council's standards with regard to sustainable transport.
3. In the interests of providing a low carbon development; the proposal fails to demonstrate that low and zero carbon generating technologies will form part of this proposal and thus help reduce carbon dioxide emissions; that construction materials would come from local or sustainable sources; and water conservation measures would be in place etc. The proposal therefore fails to comply with the Adopted FIFEplan (2017) policies 1 and 11, National Planning Framework 4 Policies 1 and 2 and Fife Council's Low Carbon Fife Supplementary Guidance (2019).

24 **Application No:** 23/01733/FULL

Date Decision Issued: 26/10/2023

Ward: Cupar

Proposal: Change of use from product testing laboratory (Class 4) to 2 flatted dwellinghouses (Sui Generis) and installation of replacement windows

Location: 17A Bonnygate Cupar Fife KY15 4BU

Applicant: Mr Steven Simpson Rose Cottage Old Mill Road Craigrothie Scotland Ky15 5PZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The residential units provided on site shall be used solely as residences 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. 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.

25 **Application No:** 23/01737/FULL

Date Decision Issued: 27/10/2023

Ward: Cupar

Proposal: Replacement windows (in retrospect), paint door and around windows, replace raingoods, repair stonework and renew lime mortar to front and replace mullions on the 1st floor windows to front and rear, replacement roof including solar panels to front and installation of air source heat pump.

Location: 20 Kirkgate Cupar Fife KY15 5AL

Applicant: Mr Simon Clark 20 Kirkgate Cupar Fife KY15 5AL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To protect the residential amenity of the surrounding area.

26 **Application No:** 23/02351/FULL **Date Decision Issued:** 05/10/2023

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 9 Park Avenue Dunfermline Fife KY12 7HX

Applicant: Mr T Watson 9 Park Avenue Dunfermline Fife KY12 7HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows, hereby approved shall be white painted timber vertically sliding sash and case windows.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character of Dunfermline Conservation Area is maintained.

27 **Application No:** 23/02400/FULL

Date Decision Issued: 05/10/2023

Ward: Dunfermline Central

Proposal: Raise roof ridge height of domestic garage to form pitched roof, and formation of raised platform

Location: 19A Lundin Road Crossford Dunfermline Fife KY12 8PW

Applicant: Mr Jim Benson 19A Lundin Rd Crossford Scotland KY12 8PW

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

28 **Application No:** 23/02424/FULL

Date Decision Issued: 05/10/2023

Ward: Dunfermline Central

Proposal: Porch extension to front of dwellinghouse, and formation of raised platform

Location: 50 Main Street Crossford Dunfermline Fife KY12 8NJ

Applicant: Mr & Mrs Sean Bennis 50 Main Street Crossford Scotland KY12 8NJ

Agent: Alan McGhee 13 Taran Alloa Scotland FK10 1RF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

29 **Application No:** 23/02638/ADV

Date Decision Issued: 05/10/2023

Ward: Dunfermline Central

Proposal: 1 no. illuminated test drive display area with test drive mast

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Jonathan Wall Macklin Motors Renault Dunfermline Halbeath Road
Dunfermline United Kingdom KY12 7RD

Agent: Peter Tilbey st peters place St peters Place, Western Road Lancing West
Sussex BN15 8SB

Application Permitted - no conditions

30 **Application No:** 23/02032/FULL

Date Decision Issued: 09/10/2023

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 1-11 Skibo Court Dunfermline Fife KY12 7EW

Applicant: Mr William Hutton 8 New Mart Road Edinburgh United Kingdom EH14 1RL

Agent: Chris Fulton Suite 4, Pavilion 1, The Quadrant 14 New Mart Road Edinburgh Scotland EH14 1RL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows will have a top and bottom section evenly split in a 50:50 configuration.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the finishing materials are appropriate to the existing character of the building and there is no negative impact on the overall character of Dunfermline Conservation Area.

31 **Application No:** 23/02422/FULL **Date Decision Issued:** 12/10/2023

Ward: Dunfermline Central

Proposal: Refurbishment works to shopfront

Location: 58 - 60 East Port Dunfermline Fife KY12 7JB

Applicant: Mr Gordon Young 16 Newlands Kirknewton Scotand EH27 8LR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

32 **Application No:** 23/02423/LBC

Date Decision Issued: 12/10/2023

Ward: Dunfermline Central

Proposal: Listed Building Consent for refurbishment of shopfront

Location: 58 - 60 East Port Dunfermline Fife KY12 7JB

Applicant: Mr Gordon Paton Young 16 Newlands Kirknewton West Lothian EH27 8LR

Agent:

Application Permitted - no conditions

33 **Application No:** 23/01812/FULL **Date Decision Issued:** 19/10/2023

Ward: Dunfermline Central

Proposal: Formation of replacement balcony

Location: 4 Killin Court Dunfermline Fife KY12 7XF

Applicant: Gillespie Memorial Church Chapel Street Dunfermline KY12 7AW

Agent: Janice Aitken Chapel St Dunfermline Fife KY12 8AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

34 **Application No:** 23/02646/CLP

Date Decision Issued: 03/10/2023

Ward: Dunfermline North

Proposal: Certificate of Lawfulness - Proposed for conversion of integral garage to form habitable accommodation

Location: 8 Pit Lane Dunfermline Fife KY12 9FJ

Applicant: Ms Joanne Koczubik 8 Pit Lane Dunfermline KY12 9FJ

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

Application Permitted - no conditions

35 **Application No:** 23/02708/CLP

Date Decision Issued: 04/10/2023

Ward: Dunfermline North

Proposal: Certificate of Lawfulness - Proposed for single storey extension to side of dwellinghouse

Location: 1 Venturefair Avenue Dunfermline Fife KY12 0PF

Applicant: Mr Tyrone Dwyer 1 Venturefair Avenue Dunfermline Fife KY12 0PF

Agent: Darren Beresford 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

36 **Application No:** 23/02448/FULL

Date Decision Issued: 05/10/2023

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 The Castings Dunfermline Fife KY12 9AU

Applicant: Mr and Mrs Craig & Sarah Morrison 19 The Castings Dunfermline United Kingdom KY12 9AU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

37 **Application No:** 23/02449/FULL

Date Decision Issued: 05/10/2023

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 33 Castleblair Park Dunfermline Fife KY12 9DW

Applicant: Mr and Mrs Cameron & Jennifer May 33 Castleblair Park Dunfermline United Kingdom KY12 9DW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

38 **Application No:** 23/02267/FULL

Date Decision Issued: 09/10/2023

Ward: Dunfermline North

Proposal: Erection of two storey domestic outbuilding

Location: 125 Rumblingwell Dunfermline Fife KY12 9AR

Applicant: Mr Craig Cowcher 125 Rumblingwell Dunfermline Scotland KY12 9AR

Agent: David Marwick 43 Cameron Street Dunfermline Scotland KY12 8DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outbuilding hereby approved shall only be used for domestic purposes ancillary to the main dwellinghouse.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

39 **Application No:** 23/02488/ADV

Date Decision Issued: 12/10/2023

Ward: Dunfermline North

Proposal: Advertisement consent for installation of 2 no. non illuminated advance signs

Location: Street Record Carnock Road Dunfermline Fife

Applicant: Dundas Estates & Development Co Ltd Alderstone House MacMillan Road
Livingston UK EH54 7AW

Agent: James Doherty Starbank Studio 10 Mayville Gardens Edinburgh United
Kingdom EH5 3DB

Application Permitted - no conditions

40 **Application No:** 23/02728/CLP

Date Decision Issued: 06/10/2023

Ward: Dunfermline South

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

Location: 43 Mulberry Drive Dunfermline Fife KY11 8BZ

Applicant: Mr Greig Kremeyer 43 Mulberry drive Dunfermline Scotland Ky11 8bz

Agent:

Application Permitted - no conditions

41 **Application No:** 23/02307/FULL **Date Decision Issued:** 16/10/2023

Ward: Dunfermline South

Proposal: Installation of external ventilation wall louvers and associated plant room

Location: Taylor Wimpey 1 Masterton Park South Castle Drive Dunfermline Fife KY11 8NX

Applicant: Nationwide Building Society Nationwide House Pipers Way Swindon England SN38 1NW

Agent: Tim Potter 6 Thorpe Way Grove Park Enderby Leicester England LE19 1SU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

42 **Application No:** 23/01274/FULL

Date Decision Issued: 03/10/2023

Ward: East Neuk And Landward

Proposal: Formation of 4.no court areas including erection of fence and glazing panels

Location: Elie Sports Club Golf Club Lane Elie Leven Fife KY9 1AS

Applicant: Ms Julie Otto Elie Sports Club Golf Club Lane Elie Scotland KY9 1AS

Agent: Peter Gordon 12 March Pines Edinburgh Scotland EH4 3PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hours of operation of the development hereby approved shall be restricted to between 8 am and 8 pm. No operations or activity shall take place outwith these hours unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to protect the amenity of the neighbouring residents with regard to noise.

43 **Application No:** 23/01285/FULL

Date Decision Issued: 03/10/2023

Ward: East Neuk And Landward

Proposal: Change of use from agricultural land to garden ground, formation of vehicular access and installation of solar panels to garage

Location: 69 Pittenweem Road Anstruther Fife KY10 3DT

Applicant: Mr And Mrs William Wilson 69 Pittenweem Road Anstruther Fife KY10 3DT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the vehicular access coming into use for the existing house, visibility splays 2 metres x 60 metres to the east and 2 metres x 110 metres to the west 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 A917, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained throughout the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.

44 **Application No:** 23/01446/LBC

Date Decision Issued: 03/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for a dormer extension and single storey extension to the rear and installation of replacement windows and door to front of the dwellinghouse and internal alterations

Location: Woodburn Cottage Routine Row Kilrenny Anstruther Fife KY10 3JH

Applicant: Ms Judy Chance Woodburn Cottage Routine Row Kilrenny Anstruther Fife KY10 3JH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement windows to the front of the dwellinghouse hereby approved shall be finished in timber framed vertically sliding sash and case windows to match the existing windows with no visible trickle vents and thereafter permanently maintained as such.

Reason(s):

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

45 **Application No:** 23/01461/FULL

Date Decision Issued: 03/10/2023

Ward: East Neuk And Landward

Proposal: Dormer extension and single storey extension to the rear and installation of replacement windows and door to front of the dwellinghouse

Location: Woodburn Cottage Routine Row Kilrenny Anstruther Fife KY10 3JH

Applicant: Ms Judy Chance Woodburn Cottage Routine Row Kilrenny Anstruther Fife KY10 3JH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the replacement windows to the front of the dwellinghouse hereby approved shall be finished in timber framed vertically sliding sash and case windows to match the existing windows with no visible trickle vents and thereafter permanently maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the character and appearance of the Category C Listed Building and the Kilrenny Conservation Area is maintained.

Ward: East Neuk And Landward
Proposal: Formation of wetland and associated engineering and groundwork operations
Location: Kilminning Picnic Area Balcomie Road Crail Fife
Applicant: Crail Community Partnership 25 Castle Street Crail United Kingdom KY10 3SJ
Agent: Martin Walker Lomond House 9 George Square 5th Floor Glasgow United Kingdom G2 1DY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. 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.

4. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -09) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
5. PRIOR TO ANY DEVELOPMENT COMMENCING the badger mitigation measures as specified within the submitted badger survey (Plan Reference -08) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. To ensure all contamination within the site is dealt with.
4. In the interests of protecting and safeguarding the natural environment.
5. In the interests of protecting and safeguarding the natural environment.

47 **Application No:** 23/02023/FULL

Date Decision Issued: 06/10/2023

Ward: East Neuk And Landward

Proposal: Alterations to dwellinghouse including the installation of dormer extension to front of dwellinghouse and increase to roof height and installation of air source heat pump

Location: Harefield Cottage St Andrews Road Largoward Leven Fife KY9 1HZ

Applicant: Ms H Markham Harefield Cottage St Andrews Road Largoward Scotland KY9 1HZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the residential amenity of the owners.

48 **Application No:** 23/02100/CLP

Date Decision Issued: 06/10/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (proposed) for use of flat as short term let (sui generis)

Location: North Stables Flat Liberty Elie Leven Fife KY9 1AU

Applicant: Miss Fung Tai Chan North Stables Liberty Elie Leven Fife KY9 1AU

Agent:

Application Permitted - no conditions

49 **Application No:** 23/02172/CLE

Date Decision Issued: 06/10/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (existing) for use of flatted dwelling to short term let (sui generis)

Location: 28A Cunzie Street Anstruther Fife KY10 3DF

Applicant: Mrs Caroline Vivers Murray's Neuk 28A Cunzie Street Anstruther Fife KY10 3DF

Agent:

Application Permitted - no conditions

50 **Application No:** 23/02780/CLP

Date Decision Issued: 06/10/2023

Ward: East Neuk And Landward

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

Location: 30 Charles Street Pittenweem Anstruther Fife KY10 2QH

Applicant: Mr David Todd 30 Charles Street Pittenweem Scotland KY10 2QH

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

Application Permitted - no conditions

51 **Application No:** 23/02057/LBC **Date Decision Issued:** 12/10/2023

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement doors

Location: 7 - 14 The Steading Kingsbarns Fife

Applicant: Kingdom Housing Association 11 Boston road Glenrothes United Kingdom
KY6 2RE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

52 **Application No:** 23/02138/FULL

Date Decision Issued: 11/10/2023

Ward: East Neuk And Landward

Proposal: Change of use of dwellinghouse (Class 9) to self contained holiday accommodation (sui generis) including rear extension and installation of windows and rooflights and access ramp and formation of decking

Location: Craives Cottage Cornceres Farm Cornceres Kilrenny Anstruther Fife KY10 3JR

Applicant: Cornceres Farm Cornceres Farm Kilrenny Anstruther Scotland KY10 3JR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

53 **Application No:** 23/02055/FULL **Date Decision Issued:** 12/10/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement doors

Location: 7 - 14 The Steading Kingsbarns Fife

Applicant: Kingdom Housing Association 11 Boston Road Glenrothes United Kingdom
KY6 2RE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

54 **Application No:** 23/02019/CLE

Date Decision Issued: 13/10/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (existing) for use of flatted dwelling for short term let (sui generis)

Location: 14A Westgate Crail Anstruther Fife KY10 3RF

Applicant: Mrs Joan Duffin 8 Craigleith View Edinburgh Midlothian United Kingdom EH4 3JZ

Agent:

Application Permitted - no conditions

55 **Application No:** 23/01428/FULL

Date Decision Issued: 18/10/2023

Ward: East Neuk And Landward

Proposal: Alterations and single storey extension to rear of dwellinghouse with balcony and convert a window into an external door

Location: The Great Lodging 25-27 High Street West Anstruther Fife KY10 3DJ

Applicant: Mr & Ms Iain & Ruth Howieson & Lindley The Great Lodging 25-27 High Street West Anstruther Fife Scotland KY10 3DJ

Agent: Kelly Chan 6 Burnbrae Avenue Bearsden Glasgow Scotland G61 3ES

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed new balcony door to the rear elevation hereby approved shall be finished in white painted timber traditionally constructed to match the existing house with no visible trickle vents.
3. A traditional mortar mix shall be used for any required repair or repointing works consisting of lime and aggregate (no cement) and if necessary all stone cleaning works shall be carried out manually without any blasting or chemicals.
4. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category B Listed Building and Anstruther Conservation Area is maintained.
3. In the interest 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 interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

56 **Application No:** 19/00264/NMV1 **Date Decision Issued:** 19/10/2023

Ward: East Neuk And Landward

Proposal: Non Material Variation to approved 19/00264/FULL for alterations to windows, doors, rooflights, wall colour, and introduction of solar panels

Location: 8 Bells Wynd Kingsbarns St Andrews Fife KY16 8SP

Applicant: Jenny Hyatt 8 Bells Wynd Kingsbarns Scotland KY16 8SP

Agent: Jordan Cowie 4 Coronation Crescent Leven KY8 4BJ

Planning Permission Required

57 **Application No:** 23/01425/LBC

Date Decision Issued: 19/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey rear extension with balcony, convert window into door with associated internal alterations

Location: The Great Lodging 25-27 High Street West Anstruther Fife KY10 3DJ

Applicant: Mr & Ms Iain & Ruth Howieson & Lindley The Great Lodging 27 High Street West Anstruther Fife KY10 3DJ

Agent: Kelly Chan 6 Burnbrae Avenue Bearsden Glasgow Scotland G61 3ES

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all existing plaster coving, cornices and skirtings shall be retained and continued around the new partitions.
2. FOR THE AVOIDANCE OF DOUBT, the proposed new balcony door to the rear elevation hereby approved shall be finished in white painted timber traditionally constructed to match the existing house with no visible trickle vents.
3. A traditional mortar mix shall be used for any required repair or repointing works consisting of lime and aggregate (no cement) and if necessary all stone cleaning works shall be carried out manually without any blasting or chemicals.
4. All existing timber panelled doors and surrounds shall be re-used and retained around the new openings.
5. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. To protect the internal character and appearance of the Category B Listed Building.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category B Listed Building and Anstruther Conservation Area is maintained.
3. In the interest 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. To protect the internal character and appearance of this statutory Category B Listed Building.
5. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations including porch extension, replacement doors, 3 rooflights, 6 solar panels to roof, formation of juliette balcony, repainting and replacement rainwater goods and installation of air source heat pump to dwellinghouse

Location: 3 School Wynd Pittenweem Anstruther Fife KY10 2NP

Applicant: Mrs Elaine Henry 3 School Wynd Pittenweem Anstruther Fife KY10 2NP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no external trickle vents shall be attached to the timber windows and doors hereby approved.
2. All existing plaster cornices, skirtings, panelled doors and surrounds shall be retained and continued around the new partitions.
3. FOR THE AVOIDANCE OF DOUBT, any stone repairs and details shall be constructed in stone of a colour and coursing to match the existing stonework with a traditional mortar mix used consisting of lime and aggregate (no cement) for any necessary repair works.

Reason(s):

1. In the interest of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Category B Listed Building and Pittenweem Conservation Area.
2. To protect the internal character and appearance of this statutory Category B Listed Building.
3. 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 Conservation Area.

59 **Application No:** 23/02198/FULL

Date Decision Issued: 19/10/2023

Ward: East Neuk And Landward

Proposal: Alterations including porch extension, replacement doors, 3 rooflights, 6 solar panels to roof, formation of juliette balcony, repainting and replacement rainwater goods and installation of air source heat pump to dwellinghouse

Location: 3 School Wynd Pittenweem Anstruther Fife KY10 2NP

Applicant: Mrs Elaine Henry 3 School Wynd Pittenweem Anstruther Fife KY10 2NP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the residential amenity of the owners and neighbouring properties.

60 **Application No:** 23/02439/FULL **Date Decision Issued:** 19/10/2023

Ward: East Neuk And Landward

Proposal: Installation of weather monitoring equipment

Location: Allan Robertson House Kingsbarns Golf Links Kingsbarns St Andrews Fife KY16 8QD

Applicant: Mr Steve Otto Allan Robertson House Kingsbarns Golf Links Kingsbarns St Andrews UK KY16 8QD

Agent: Neil Simpson Fort Street House 63 Fort Street Broughty Ferry DUNDEE UK DD5 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: East Neuk And Landward**Proposal:** Erection of dwellinghouse, garage and formation of vehicular access (Section 42 application to remove condition 1 of 20/00523/FULL)**Location:** Equestrian Centre Kinaldy Meadows Lathockar St Andrews Fife KY16 8NA**Applicant:** Ms Claire Stephen 13 Station Court Kingskettle KY15 7PE**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. No development shall commence on site until a suitable Coal Mining Intrusive Site Investigation (including ground gas risk assessment) has been submitted to and approved in writing by the Fife Council as Planning Authority. Where remedial action is recommended in the Intrusive Site Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted 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. Once approved, measures detailed in the Remedial Action Statement will be implemented on site, in full.

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

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

4. Prior to the occupation of the dwellinghouse hereby approved, two off-street parking spaces shall be provided within the curtilage of the dwellinghouse, in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
5. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all hedges to be planted, shall be submitted for approval in writing by Fife Council as Planning Authority. The scheme as approved shall be implemented within 3 months of the first planting season following the completion of the development. 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as

amended by Section 32 of The Planning (Scotland) Act 2019.

2. In the interest of safely developing potentially unstable land; to ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. In the interest of safely developing potentially contaminated land; to ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of visual amenity; to ensure the development has no significant visual impact on its countryside setting.

62 **Application No:** 23/02256/FULL

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Formation of roof terrace with associated external staircase and railings; and installation of windows

Location: 1 Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Graeme Aitchison 1 Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

63 **Application No:** 23/02257/LBC

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Listed building consent for formation of roof terrace with associated external staircase and railings; and installation of windows

Location: 1 Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Graeme Aitchison 1 Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

64 **Application No:** 23/02278/FULL

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Single storey extension with balcony to rear of dwellinghouse, formation of dormer extension and installation of replacement windows and doors

Location: Old Manse 72 High Street Earlsferry Leven Fife KY9 1AQ

Applicant: Mr & Mrs Gordon & Doreen Birnie Old Manse 72 High Street Earlsferry Leven Fife KY9 1AQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

65 **Application No:** 23/02280/LBC

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension with balcony to rear of dwellinghouse, formation of dormer extension and installation of replacement windows and doors

Location: Old Manse 72 High Street Earlsferry Leven Fife KY9 1AQ

Applicant: Mr & Mrs Gordon & Doreen Birnie Old Manse 72 High Street Earlsferry Leven Fife KY9 1AQ

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

Application Permitted - no conditions

66 **Application No:** 23/02318/FULL

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows, new dormer extension and roof repairs to rear and alterations to dormer extensions to front of dwellinghouse

Location: 2 Forth Street St Monans Anstruther Fife KY10 2AU

Applicant: Mr & Mrs D. Nicol 2 Forth Street St Monans U.K. KY10 2AU

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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the replacement windows hereby approved shall be finished in timber framed windows to match the existing windows with no visible trickle vents and thereafter permanently maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the character and appearance of the Category C Listed Building and the St Monans Conservation Area is maintained.

67 **Application No:** 23/02319/LBC

Date Decision Issued: 24/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows, new dormer extension and roof repairs to rear and alterations to dormer extensions to front of dwellinghouse

Location: 2 Forth Street St Monans Anstruther Fife KY10 2AU

Applicant: Mr & Mrs D. Nicol 2 Forth Street St Monans Anstruther Fife KY10 2AU

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 replacement windows hereby approved shall be finished in timber framed windows to match the existing windows with no visible trickle vents and thereafter permanently maintained as such.

Reason(s):

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

68 **Application No:** 23/02284/FULL

Date Decision Issued: 25/10/2023

Ward: East Neuk And Landward

Proposal: First floor extension to dwellinghouse, installation of three rooflights and twelve solar panels

Location: 3 Belle Reve The Cotts Cauldcotts Cauldcotts Anstruther Fife KY10 3JU

Applicant: Mr & Mrs Michael & Alison Cochrane 3 Belle Reve The Cotts Cauldcotts
Cauldcotts Anstruther Fife KY10 3JU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

69 **Application No:** 23/02316/FULL **Date Decision Issued:** 25/10/2023

Ward: East Neuk And Landward

Proposal: Replacement of existing railings to frameless glass balustrade to flatted property terrace

Location: Flat 3 The Granary Elie Leven Fife KY9 1EG

Applicant: Mr Douglas Wheatley The Granary 3 The Granary First Floor Flat Elie. Leven Scotland KY9 1EG

Agent: Dominika Kowalska Albion St 62 62 Albion St Glasgow United Kingdom G1 1NY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

70 **Application No:** 23/02317/LBC

Date Decision Issued: 25/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement of existing railings to frameless glass balustrade to flatted property terrace

Location: Flat 3 The Granary Elie Leven Fife KY9 1EG

Applicant: Mr Douglas Wheatley Flat 3 The Granary Elie Leven Fife KY9 1EG

Agent: Dominika Kowalska Albion St 62 62 Albion St Glasgow United Kingdom G1 1NY

Application Permitted - no conditions

71 **Application No:** 23/01859/FULL **Date Decision Issued:** 26/10/2023

Ward: East Neuk And Landward

Proposal: Siting of container and formation of outdoor seating area and pergola for food and drink (Class 3) (retrospective)

Location: Self-catering Flats Morton Of Pitmilley Pitmilley Kingsbarns St Andrews Fife KY16 8QF

Applicant: Morton Of Pitmilley Countryside Resort Morton of Pitmilley Kingsbarns St Andrews Scotland KY16 8QF

Agent: John Crawford 72 New Wynd Montrose Scotland DD10 8RF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

72 **Application No:** 23/02255/FULL

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

Proposal: Two storey extension to side, single storey extension to rear and single storey extension with associated balcony to front of dwellinghouse

Location: 48 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr David Taylor 48 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, prior to the proposed balcony extension hereby approved being brought into use, a 1.6 metre obscure glazed panel shall be fitted along the east side boundary of the balcony enclosure and retained as such for the lifetime of the balcony extension.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to prevent any overlooking to the immediate neighbouring properties.

73 **Application No:** 23/02283/LBC

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations to flatted dwelling

Location: 11 Elie House Elie Leven Fife KY9 1ER

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

Agent: Sam Morman Unit 2 The Stables Orwell Farm Kinross Scotland KY13 9HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All existing cornices, skirtings and surrounds shall be retained and continued around all the new partitions where required.

Reason(s):

1. To protect the internal character and appearance of this Category A Listed Building.

74 **Application No:** 23/02315/FULL

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 24 Charles Street Pittenweem Anstruther Fife KY10 2QH

Applicant: Mr & Mrs M Edgington 24 Charles Street Pittenweem Anstruther Fife KY10 2QH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OR COMPLETION OF THE DEVELOPMENT the existing coal cellar and outhouse shall be removed from the site and remain as such in perpetuity unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to ensure that adequate usable garden ground is retained and to avoid excessive overbuilding.

75 **Application No:** 23/02337/FULL

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

Proposal: Installation of solar panels to front of dwellinghouse

Location: 2 Mackenzie Garden Kingsbarns St Andrews Fife KY16 8TN

Applicant: Professor Garry Taylor 2 Mackenzie Garden Kingsbarns St Andrews Fife
KY16 8TN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

76 **Application No:** 23/02338/FULL **Date Decision Issued:** 26/10/2023

Ward: East Neuk And Landward

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

Location: 9 Lodge Walk Elie Leven Fife KY9 1DD

Applicant: Mr Phil Burns 9 Lodge Walk Elie Scotland KY9 1DD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: East Neuk And Landward**Proposal:** Erection of dwellinghouse, garage and formation of vehicular access (Renewal of 20/00523/FULL)**Location:** Equestrian Centre Kinaldy Meadows Lathockar St Andrews Fife KY16 8NA**Applicant:** Ms Claire Stephen 13 Station Court Kingskettle Cupar Fife KY15 7PE**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all hedges to be planted, shall be submitted for approval in writing by Fife Council as Planning Authority. The scheme as approved shall be implemented within 3 months of the first planting season following the completion of the development. 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.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
3. No development shall commence on site until a suitable Coal Mining Intrusive Site Investigation (including ground gas risk assessment) has been submitted to and approved in writing by the Fife Council as Planning Authority. Where remedial action is recommended in the Intrusive Site Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted 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. Once approved, measures detailed in the Remedial Action Statement will be implemented on site, in full.

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

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

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

5. Prior to the occupation of the dwellinghouse hereby approved, two off-street parking spaces shall be provided within the curtilage of the dwellinghouse, 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 adequate off-street parking facilities.

2. In the interest of visual amenity; to ensure the development has no significant visual impact on its countryside setting.
3. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
4. In the interest of safely developing potentially unstable land; to ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. In the interest of safely developing potentially contaminated land; to ensure all contamination within the site is dealt with.

78 **Application No:** 23/02617/CLP

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

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

Location: Gilston Smithy Gilston Largoward Leven Fife KY8 5QP

Applicant: Mr & Mrs Zapechelnyuk Gilston Smithy Gilston Largoward Leven Fife KY8 5QP

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

Application Permitted - no conditions

79 **Application No:** 23/02621/FULL

Date Decision Issued: 26/10/2023

Ward: East Neuk And Landward

Proposal: Change of use from retail (Class 1A) to flatted dwellinghouse (Sui Generis)

Location: 10 - 12 Station Road St Monans Anstruther Fife KY10 2BJ

Applicant: Mrs Jill Philip Waterside Cottage West End St Monans United Kingdom
KY102BX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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. 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

80 **Application No:** 23/02274/FULL

Date Decision Issued: 27/10/2023

Ward: East Neuk And Landward

Proposal: Single storey extension to the rear of dwellinghouse, installation of dormer extension to the front of dwellinghouse and installation of rooflights

Location: 3 South Street Elie Leven Fife KY9 1DN

Applicant: Mr. & Mrs. James Scullion 3 South Street Elie Leven Fife KY9 1DN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used for any required repair or repointing works consisting of lime and aggregate (no cement) and if necessary all stone cleaning works shall be carried out manually without any blasting or chemicals.
3. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

81 **Application No:** 23/02276/LBC

Date Decision Issued: 27/10/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension to the rear of dwellinghouse, installation of dormer extension to the front of dwellinghouse and installation of rooflights

Location: 3 South Street Elie Leven Fife KY9 1DN

Applicant: Mr. & Mrs. James Scullion 3 South Street Elie Leven Fife KY9 1DN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used for any required repair or repointing works consisting of lime and aggregate (no cement) and if necessary all stone cleaning works shall be carried out manually without any blasting or chemicals.
2. All existing timber panelled doors and surrounds shall be re-used and retained around the new openings. All historic fireplaces shall also be retained.
3. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
4. FOR THE AVOIDANCE OF DOUBT, all existing plaster coving, cornices and skirtings shall be retained and continued around the new partitions.

Reason(s):

1. 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.
2. To protect the internal character and appearance of this statutory Category C Listed Building.
3. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. To protect the internal character and appearance of the Category C Listed Building.

Ward: Glenrothes Central And Thornton

Proposal: Erection of front dormer extensions, front boundary walls and partial change of use of scrub land to form vehicular access with associated access gate, timber fencing and rear parking area (in retrospect)

Location: St Annes And Almara Thornton Road Kirkcaldy Fife KY1 3NP

Applicant: Maeva Homes Ltd Forres Store Forres Drive Kirkcaldy Scotland KY2 6YL

Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF THE FIRST DWELLINGHOUSE, visibility splays of 3m x 210m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places and shall thereafter be retained/ maintained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE FOLLOWING COMPLETION OF THE RENOVATION WORKS, there shall be 3 No. off street parking spaces provided for each respective dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off street parking.
4. PRIOR TO THE OCCUPATION OF THE FIRST DWELLINGHOUSE FOLLOWING COMPLETION OF THE RENOVATION WORKS, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of both premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall thereafter be retained throughout the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road and pedestrian safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and 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 that all vehicles taking access to and egress from the site can do so in a forward gear.

83 **Application No:** 23/01232/FULL

Date Decision Issued: 16/10/2023

Ward: Glenrothes Central And Thornton

Proposal: Change of use from scrub land to form extension to domestic garden (part retrospective)

Location: St Annes Thornton Road Kirkcaldy Fife KY1 3NP

Applicant: Maeva Homes Ltd Forres Store Forres Drive Kirkcaldy Scotland KY2 6YL

Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. WITHIN THREE MONTHS OF THE DATE OF THIS PLANNING PERMISSION, a scheme of compensatory planting along the western site boundary indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall thereafter be implemented within the first planting season of written approval. FOR THE AVOIDANCE OF DOUBT, all trees and hedges shall be of native species and consistent with the adjacent woodland species.
3. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning authority 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity to replace lost connectivity to the adjacent northern tree resource.
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.

84 **Application No:** 23/02263/FULL

Date Decision Issued: 09/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of replacement monopole and associated equipment

Location: Leslie Golf Club Balsillie Back Row Croftouterly Leslie Glenrothes Fife KY6 3EZ

Applicant: Waldon Telecom Ltd. Rosemount Avenue West Byfleet Sheerwater KT14 6LB

Agent: Hannah Gibson The Bonds 2 Anderson Place Edinburgh EH6 5NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

85 **Application No:** 21/02661/NMV1 **Date Decision Issued:** 10/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Battery storage facility, compound, meter building, fencing, security cameras, access track and new planting (Non-Material Variation for amendments to layout to 21/02661/FULL)

Location: Pitkevy Farm Leslie Glenrothes Fife KY6 3HD

Applicant: Pitkevey Battery Storage Ltd. Saltire Court 20 Castle Terrace Edinburgh EH1 2EN

Agent: Leah Watton 9th Floor Sentinel 103 Waterloo Street Glasgow G2 7BW

Application Permitted - no conditions

86 **Application No:** 23/01639/FULL

Date Decision Issued: 13/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of chimney to side of dwellinghouse and erection of detached domestic outbuilding to rear

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

Applicant: Mr Michael Paterson Woodland Lodge Benvane Road Glenrothes KY6 3HN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Glenrothes North, Leslie And Markinch

Proposal: Extensions to and change of use from former ancillary accommodation to house (nil use) to form holiday accommodation (short-term let) (Class 9) and associated development

Location: 15 Allan Street Leslie Glenrothes Fife KY6 3LA

Applicant: Mr Mrs Bryson 7 Riverview Clayton Caravan Park St Andrews United Kingdom KY16 9YB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, there shall have been provided one no. off-street parking space as shown in the details hereby approved, in accordance with the current Appendix G Transportation Development Guidelines of Fife Council's Making Fife's Places Supplementary Guidance (2018). This parking space shall be retained throughout the lifetime of the development for the purposes of off-street parking.
3. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, the vehicular crossing of the service strip shall have been carried out in accordance with the current Appendix G Transportation Development Guidelines of Fife Council's Making Fife's Places Supplementary Guidance (2018).
4. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) (or any legislation revoking and re-enacting these with or without modification); THE SUBJECTS SHALL ONLY BE USED AS A SHORT-TERM LET IN TERMS OF THE CIVIC GOVERNMENT (SCOTLAND) ACT 1982 (LICENSING OF SHORT-TERM LETS) ORDER 2022 AND NOT OCCUPIED:
 - I) AS A SOLE OR MAIN RESIDENCE OF ANY OF THE OCCUPANTS; OR
 - II) FOR A PERIOD EXCEEDING 12 CONTINUOUS WEEKS BY ANY PERSON OR HOUSEHOLD, WITH NO RETURN WITHIN FOUR WEEKS BY THAT PERSON OR HOUSEHOLD; OR
 - III) AS A BED AND BREAKFAST OR GUESTHOUSE.
5. An up-to-date register of the name of each occupier of the subjects, their length of stay and the address of their main residence shall be maintained and retained on site and made available at all reasonable times to the planning authority.
6. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) (or any legislation revoking and re-enacting these with or without modification), no building or other operations shall take place in, on, over or under the service strip (except as hereby approved) without the prior express grant of planning permission.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) (or any legislation revoking and re-enacting this with or without modification), no windows or other glazing shall be introduced to the first floor rear extension hereby approved without the prior express grant of planning permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.

3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. For the avoidance of doubt as to the development hereby approved and to secure proper control over the development in the interests of residential amenity and road safety.
5. In the interests of residential amenity, road safety and the good planning of the area.
6. In the interests of road safety; to ensure the service strip within the site continues to function as a pedestrian refuge.
7. In the interests of residential amenity; to ensure proper control over development with the potential to result in harmful overlooking of neighbouring residential property.

88 **Application No:** 23/02509/FULL **Date Decision Issued:** 17/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of domestic outbuilding to rear of dwellinghouse (in retrospect)

Location: 2 Town Park Way Glenrothes Fife KY7 6WD

Applicant: Mr Darren Purves 2 Town Park Way Glenrothes KY7 6WD

Agent: David Christie 4 Dunnikier Road Kirkcaldy KY1 2RN

Application Permitted - no conditions

89 **Application No:** 23/02502/FULL **Date Decision Issued:** 19/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of domestic outbuilding to front of dwellinghouse (in retrospect)

Location: 41 Prinlaws Road Leslie Glenrothes Fife KY6 3BL

Applicant: Mr Kevon Ritchie President boilers 41 Prinlaws Road Leslie Scotland KY6 3BL

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

Application Permitted - no conditions

90 **Application No:** 23/02250/FULL **Date Decision Issued:** 26/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 41A Main Street Milton Of Balgonie Glenrothes Fife KY7 6PX

Applicant: Mr & Mrs Tweedie 41A Main Street Milton Of Balgonie KY7 6PX

Agent: Niall Owen 15 Pitreavie Court Dunfermline KY11 8UU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

91 **Application No:** 23/01946/FULL **Date Decision Issued:** 27/10/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of vehicular access to front of flatted dwelling

Location: 8 Park Circle Markinch Glenrothes Fife KY7 6AU

Applicant: Mr Alistair Simpson 9 Park Circle Markinch KY7 6AU

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a bound or paved material such as the proposed slabs (with the dimension of 900mm x 600 mm x 50 mm) and to be laid by at least four wide by two in length).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.

92 **Application No:** 19/00912/NMV1

Date Decision Issued: 12/10/2023

Ward: Glenrothes West And Kinglassie

Proposal: Erection of 11 dwellinghouses and 8 flatted dwellings with associated access and parking (Non-Material Variation to 19/00912/FULL for erection of 19 No. dwelling units with associated roads, drainage and landscaping)

Location: Land Adjacent To Caskieberran Road Glenrothes Fife

Applicant: Allan Water Developments Ltd 24B Kenilworth Road Bridge Of Allan FK9 4DU

Agent: Gavin Lloyd 38 Walker Terrace Tillicoultry Clackmannanshire FK13 6EF

Planning Permission Required

93 **Application No:** 23/02030/FULL

Date Decision Issued: 13/10/2023

Ward: Glenrothes West And Kinglassie

Proposal: Installation of roof mounted solar PV modules and associated infrastructure

Location: Flexcon Whitworth Road Glenrothes Fife KY6 2TF

Applicant: Mr Kevin Thorne 1 Whitworth Road Glenrothes Scotland KY6 2TF

Agent: Andrew Thomson 1 Ellismuir Way Glasgow United Kingdom G71 5PW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

94 **Application No:** 23/02310/FULL

Date Decision Issued: 19/10/2023

Ward: Glenrothes West And Kinglassie

Proposal: Formation of vehicular access and hardstanding area, and erection of associated retaining walls to front of dwellinghouse(retrospective)

Location: 104 Main Street Kinglassie Lochgelly Fife KY5 0YF

Applicant: Mr Scott Doig 104 Main Street Kinglassie KY4 0YF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

95 **Application No:** 23/01208/FULL

Date Decision Issued: 12/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Extension to industrial unit (Class 5) and change of use of agricultural land to form associated hardstanding for yard and car parking including formation of SUDS infrastructure and erection of fencing

Location: Site At The Former Ironworks Station Road Auchtermuchty Fife

Applicant: Mr T Carswell Hycroft Hatton Road Perth Scotland PH2 7DB

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

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unjustified development; the large expanse of hardstanding at this location is not acceptable. The proposal would result in the irreversible and unjustified loss of a greenfield site which is designated as Prime Agricultural Land. The proposal would, therefore, be contrary to Policies 1, 5 and 9 of National Planning Framework 4 (2023) and Policies 1 and 7 of the Adopted FIFEplan (2017).

96 **Application No:** 23/01243/FULL **Date Decision Issued:** 12/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from Girls Guide Hall (Class 10) to allow extension to dwellinghouse (Class 9)

Location: 35 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Mr Frank Cousins 33 High Street Auchtermuchty Cupar Scotland KY14 7AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Howe Of Fife And Tay Coast
Proposal: Part change of use of shop (Class 1A) to form 2.no dwellinghouses (Class 9) with alterations to install new windows and doors and part replacement glazing including installation of rooflights and replacement roof tiles and ancillary painting and works
Location: 47 High Street Auchtermuchty Cupar Fife KY14 7AR
Applicant: Carmac 1001 Ltd C/o RDA Architects Seabraes House Greenmarket Dundee DD1 4QB
Agent: RDA Architects Seabraes House Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All new and/or replacement windows shall timber framed vertically sliding sash and case type, traditionally constructed and painted white or another colour or style as agreed in writing with this Planning Authority.
3. The residential units provided on site shall be used solely as residences 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. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
4. For the avoidance of doubt, the proposed single and double door on the west elevation shall be timber and not Upvc.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests protecting the character and appearance of the surrounding historic environment
3. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.
4. In the interests protecting the character and appearance of the surrounding historic environment

98 **Application No:** 23/01038/LBC

Date Decision Issued: 13/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for external and internal alterations to include the installation of new windows and doors and part replacement glazing including installation of rooflights and replacement roof tiles and ancillary painting and repairs (including downtakings and formation of new partitions)

Location: 47 High Street Auchtermuchty Cupar Fife KY14 7AR

Applicant:

Agent: RDA Architects Seabraes House Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new and/or replacement windows shall timber framed vertically sliding sash and case type, traditionally constructed and painted white or another colour or style as agreed in writing with this Planning Authority.
2. For the avoidance of doubt, the proposed single and double door on the west elevation shall be timber and not Upvc.

Reason(s):

1. In the interests protecting the character and appearance of the surrounding historic environment and this 'C' Listed Building.
2. In the interests protecting the character and appearance of the surrounding historic environment and this 'C' Listed Building.

99 **Application No:** 23/01430/FULL

Date Decision Issued: 13/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of decentralised nature based treatment system (DeNT) including erection of septic tank with associated bunding and groundworks (temporary for 24 months)

Location: Newburgh Reed Beds Parkhill Farm Abbey Road Newburgh Cupar Fife KY14 6HH

Applicant: Scottish Water The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

Agent: Lesley Brown The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The approved development shall adhere to all bio-diversity mitigation measures identified within the report prepared by Richard Gregory dated the 2nd May 2023, unless as agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure appropriate bio-diversity measures are undertaken.

100 **Application No:** 23/01431/LBC

Date Decision Issued: 13/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Replacement of 19Nr. timber framed, single glazed windows with double glazed equivalents

Location: Dunbog Primary School Dunbog Lindores Cupar Fife KY14 6JF

Applicant: Fife Council - Property Services Bankhead Central 1 Bankhead Park
Glenrothes Scotland KY7 6GH

Agent: Ian White Bankhead Central 1 Bankhead Park Glenrothes Scotland (UK) KY7
6GH

Application Permitted - no conditions

101 **Application No:** 23/02797/CLP

Date Decision Issued: 13/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (proposed) for the erection of domestic outbuilding

Location: Jenniston House Jennystown Pitlessie Cupar Fife KY15 7SJ

Applicant: Euan Fielder Itek House 1 Newark Road South Glenrothes Scotland KY7 4NS

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

Application Permitted - no conditions

102 **Application No:** 23/02096/LBC

Date Decision Issued: 17/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations to include internal downtakings and formation of doorway and refurbishment and re-painting of windows and external door and replacement of window opening with external grille

Location: 35 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Mr Frank Cousins 33 High Street Auchtermuchty Cupar Scotland KY14 7PA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

103 **Application No:** 23/01362/FULL

Date Decision Issued: 20/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations and installation of air-source heat pump to rear of dwellinghouse

Location: Kirkstyle Cottage Cupar Fife KY14 6HX

Applicant: Ms Doriel Crawford Abdie House Grange of Lindores Newburgh Scotland KY14 6HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

104 **Application No:** 23/01363/LBC

Date Decision Issued: 20/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations to dwellinghouse

Location: Kirkstyle Cottage Cupar Fife KY14 6HX

Applicant: Ms Doriel Crawford Abdie House Grange of Lindores Newburgh Scotland
KY14 6HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

105 **Application No:** 23/01874/FULL

Date Decision Issued: 20/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 10 School Brae Letham Cupar Fife KY15 7RN

Applicant: Mr Z Yule 10 School Brae Letham Cupar Fife KY15 7RN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for erection of 3 dwellinghouses (renewal of planning permission reference 17/01198/PPP and 20/01068/PPP)
Location: 1 Pitlessie Road Ladybank Cupar Fife KY15 7SQ
Applicant: Mr Peter Mcdonald Ashgrove House Main Street Methilhill UK KY8 2EG
Agent: Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes United Kingdom KY7 6HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) A full survey of all the trees on the site indicating their size and species indicating those to be felled to allow the development to proceed and the number location and species of the replacement planting.
 - e) Details of SuDS and appropriate documentation, including check certificates, in line with Fife Council's Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note (2022);
 - f) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019).

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
3. BEFORE THE OCCUPATION , the developer shall provide written evidence to the Planning Authority to demonstrate that the following internal sound levels have been achieved in the submitted acoustic report.
 1. The 16hr LAeq shall not exceed 35dB between 07:00 and 23:00 hours when readings are taken in any noise sensitive rooms in the development.
 2. The 8hr LAeq shall not exceed 30dB between 23:00 and 07:00 hours when readings are taken inside any bedroom in the development.
 3. The LAMax shall not exceed 45dB between 23:00 and 07:00hrs when readings are taken inside any bedroom in the development.
 4. The 16hr LAeq shall not exceed 50dB between 07:00 and 23:00 hours when readings are taken in outdoor amenity areas.

If it cannot be demonstrated that the aforementioned sound levels have been achieved, a further scheme

incorporating further measures to achieve those sound levels shall be submitted for the written approval of the Planner. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound levels have been achieved shall be submitted to and approved in writing by the Planner before the development is first brought into use.

4. The proposed dwellinghouses shall be restricted to a single storey in height.
5. The residential units provided on site shall be used solely as residences 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. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. The Accesses to the North and to the East as shown on the Block Plan Drawing dated August 2023 shall be used solely for pedestrian accesses and shall be closed to vehicular traffic by suitable permanent means.
7. The detailed plans required shall show the proposed driveway(s) to be no steeper than a gradient of 1 in 10 for the first 6 metres, and shall have the appropriate vertical curves to ensure adequate ground clearance for vehicles.
8. The detailed plans shall show details of the location, design and construction of passing places, suitable for use by the largest vehicles expected to visit or be used by the occupants of the development. The passing places shall be provided at a spacing of not more than 100 metres apart and shall be inter-visible along the length of the access. The passing places shall be completed and available for use PRIOR TO THE OCCUPATION OF THE DEVELOPMENT.
9. BEFORE THE DEVELOPMENT IS OCCUPIED (i.e. the first dwellinghouse) 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.
10. 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.fife.gov.uk/contaminatedland

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

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

12. 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 order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997,as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of safeguarding amenity
4. In the interests of safeguarding residential amenity; to ensure that there is no significant detrimental impact on adjacent residential properties.
5. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.
6. In the interest of pedestrian safety to ensure a safe passage for pedestrians where there is no conflict with vehicular traffic on a narrow lane.
7. In the interests of road safety; to ensure adequate access arrangements adjacent to a road and to avoid the dangers associated with excessive steep accesses.
8. In the interests of road safety; to avoid the possibility of unnecessary reversing of vehicles, particularly onto the public road.
9. To ensure adequate provision of off-street car parking.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
12. To ensure all contamination within the site is dealt with.

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from dwellinghouse (Class 9) and agricultural building to commercial brewery (Class 5) with associated plant area and parking and external alterations including re-cladding, re-roofing and installation of new windows/doors and flue (Renewal of 16/02375/FULL)

Location: North Cottage Old Parkhill Parkhill Newburgh Cupar Fife KY14 6HH

Applicant: Mr Roger Howison Parkhill House Abbey Road Newburgh Scotland KY14 6HH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to works commencing on site, a renewed bat and bird breeding survey shall be undertaken and submitted to Fife Council as Planning Authority for written approval and all findings and mitigation measures shall be implemented in full during the works hereby approved.
3. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

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

4. Prior to the first operations of the brewery facility, there shall be off-street parking spaces provided as shown on Drawing No.LP-00 REV A.
5. Prior to the first operation of the brewery facility, visibility splays of 3m x 140m shall be provided to the North East and to the West at the junction of the vehicular crossing and the C46 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the first operation of the brewery facility, a forward visibility splay of 50m shall be provided for vehicles travelling Eastward towards the development site and turning right in to the development site. The area within the ownership of the applicant and the adopted verges as shown on drawing No LP-00 REV A shall remain clear of all vegetation and trees throughout the lifetime of the development.
7. Prior to the first operation of the brewery facility, the first 6.0 metre length of the access to the rear of the C46 public road channel shall be constructed in a paved material (not concrete slabs).
8. There shall be provided along the length of the site access, a passing place as shown on Drawing No. LP-00 REV A.
9. Prior to the first operation of the brewery facility, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

10. 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.
11. Prior to works commencing, a Surface Water Management Plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020) shall be submitted for written by Fife Council as Planning Authority and thereafter undertaken as approved.
12. Prior to work commencing on site, a sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019) shall be provided for written approval by Fife Council as Planning Authority. The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) and be undertaken thereafter as approved.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of the protection of protected species, including bats and nesting birds.
3. To ensure all contamination within the site is dealt with.
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 visibility at the junctions of the vehicular access and the public road.
6. In the interest of road safety; to ensure adequate forward visibility at the junction of the vehicular access and the public road.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the private access track.
9. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
10. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
11. In the interests of providing appropriate Surface Water Management facilities.
12. To ensure a sustainable / low carbon development in accordance with National Planning Framework 4 (2023), Adopted FIFEplan - Fife Local Development Plan (2017) and to assist in meeting Scotland's climate change targets.

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from agricultural land for siting of static caravans (up to 5 units) and associated works to provide seasonal agricultural workers accommodation (Retrospective)

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

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

Agent: Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The 5 accommodation units hereby approved, shall be used solely in relation to the existing business only and shall not be sold or let as a permanent domestic residence or for holiday letting. Should the requirement for their use as seasonal workers accommodation cease for a continuous period of 6 or more months then the units shall be removed and the land made good unless otherwise agreed in writing with this Planning Authority.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that proper control is retained over the development and that the site does not become permanent residential accommodation.

109 **Application No:** 23/01729/FULL

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of balcony and installation of French windows

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

Applicant: Mr John McLaren Maspie House High Street Falkland Cupar Fife KY15 7BU

Agent: Niall Hedderman 8 Cameron Drive Falkland Scotland KY15 7DL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

110 **Application No:** 23/01730/LBC

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for formation of balcony and installation of French windows

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

Applicant: Mr John McLaren Maspie House High Street Falkland Cupar Fife KY15 7BU

Agent: Niall Hedderman 8 Cameron Drive Falkland Scotland KY15 7DL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

111 **Application No:** 23/01753/LBC

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for the Removal of old RBS ATM signage and installation of new RBS ATM signage

Location: The Old Bank 89 High Street Newburgh Cupar Fife KY14 6DA

Applicant: NatWest Group Plc NatWest Group 1 1st Buisness House PO Box 1000
Edinburgh United Kingdom EH12 1HQ

Agent: Zara Rafiq 1 1 St. Bernard's Row Stockbridge Edinburgh United Kingdom EH4
1HW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

112Application No: 23/01756/ADV

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Display of 1 x advert panel and 1 x vinyl surround

Location: The Old Bank 89 High Street Newburgh Cupar Fife KY14 6DA

Applicant: Natwest Group Plc Natwest Group 1 1st Buisness House PO Box 1000
Edinburgh United Kingdom EH12 1HQ

Agent: Zara Rafiq 1 1 St. Bernard's Row Stockbridge Edinburgh United Kingdom EH4
1HW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

113 **Application No:** 23/01833/LBC

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of secondary glazing, removal of chimney, installation/replacement rooflights and internal alterations

Location: Ladieburn Cottage High Street Falkland Cupar Fife KY15 7BZ

Applicant: Mr Daniel Georgeson Ladieburn Cottage High Street Falkland Cupar Fife KY15 7BZ

Agent: Alex Pearson 11 Adelaide Terrace Dundee United Kingdom DD3 6HW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

114 **Application No:** 23/01834/FULL

Date Decision Issued: 27/10/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of secondary glazing, removal of chimney, installation/replacement rooflights

Location: Ladieburn Cottage High Street Falkland Cupar Fife KY15 7BZ

Applicant: Mr Daniel Georgeson Ladieburn Cottage High Street Falkland Cupar Fife KY15 7BZ

Agent: Alex Pearson 11 Adelaide Terrace Dundee United Kingdom DD3 6HW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

115 **Application No:** 23/01981/FULL

Date Decision Issued: 06/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations including replacement windows, doors and shop signage
Re-painting and repairs to stonework and rainwater goods.

Location: 54 High Street Inverkeithing Fife KY11 1NN

Applicant: Mr Sandy Moncur 54 High Street Inverkeithing Fife KY11 1NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

116 **Application No:** 23/02343/LBC

Date Decision Issued: 06/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for alterations including replacement windows, doors and shop signage Re-painting and repairs to stonework and rainwater goods.

Location: 54 High Street Inverkeithing Fife KY11 1NN

Applicant: Mr Sandy Moncur 54 High Street Inverkeithing Fife KY11 1NN

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

Application Permitted - no conditions

117 **Application No:** 23/02691/ADV

Date Decision Issued: 06/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Advertisement consent for 1 no. non illuminated fascia sign

Location: 54 High Street Inverkeithing Fife KY11 1NN

Applicant: Mr Sandy Momcuir Thistle LOfcks 54 54 High St Inverleithing Inverkeithing UK
KY11 1NN

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of holiday accommodation cabin and associated drainage infrastructure and formation of access (retrospective)
Location: Woodland At Craigs Plantation Fordell Dunfermline Fife
Applicant: Mr Paul Simpson 16 Linnwood Drive Leven Fife KY8 5AD
Agent: Alison Arthur 85 High Street Newburgh Fife KY14 6DA

Refusal/Enforcement Action

Reason(s):

1. In the interests of safeguarding the countryside from unjustified sporadic residential development; the need for a new dwelling at this location has not been justified as the application site lies outwith any defined settlement boundary and the proposal does not meet any of the criteria set out in Policies, 1, 7 or 8 of the Adopted FIFEplan. The proposal is therefore contrary to Policies 1 and 7 of the Adopted FIFEplan (2017) and Policies 29 and 30 of National Planning Framework 4.
2. In the interests of natural heritage/biodiversity; insufficient information by way of the lack of tree report, has been submitted to demonstrate that the proposed development would conserve, restore and enhance the biodiversity of the site. The proposal is therefore considered contrary to Policy 3 of National Planning Framework 4 and Policies 1 and 13 of the adopted FIFEplan (2017).
3. In the interest of road safety; the proposed development would result in the formation of a new vehicular access which has sub-standard visibility in the south direction and this would introduce, or increase, traffic turning manoeuvres which conflict with through traffic movements and so increase the probability of accidents occurring, all to the detriment of road safety. The proposal is therefore considered contrary to Policy 13 of National Planning Framework 4 and Policies 1 and 3 of the Adopted FIFEplan (2017).

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 6 No. solar PV panels to front roof and replace 12 No. windows to dwellinghouse

Location: Hampton Cottage Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

Applicant: Mr Neil Price Hampton Cottage Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

Agent: Euan Millar Signal Tower Battery Road North Queensferry KY11 1JU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed. The windows to the first floor and to the ground floor to the rear (north) elevation will be vertically sliding sash and case windows in a one over one design.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the finishing materials are appropriate to the character and appearance of North Queensferry.

120 **Application No:** 23/02323/FULL

Date Decision Issued: 12/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Porch extension to front of dwellinghouse (retrospective)

Location: 26 Morayvale Aberdour Burntisland Fife KY3 0XE

Applicant: Mrs R Wildgoose 26 Morayvale Aberdour Burntisland Fife KY3 0XE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of hardstanding and erection of retaining walls

Location: Johnston Hall 5 Church Street Inverkeithing Fife KY11 1LG

Applicant: Mr Paul O'Donoghue Johnston Hall 5 Church Street Inverkeithing Fife KY11 1LG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the driveway coming into use, it shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material.
2. Prior to the driveway coming into use, the retaining wall will be painted to match the existing boundary wall.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety.
2. In the interests of visual amenity; to ensure that the external finishing materials blend in within the curtilage of this listed building.
3. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of three dwellinghouses and formation of parking and turning areas
Location: Chapel Farm Chapel Fife
Applicant: Mr and Mrs Katie and Colin Izat Heatherknowe Blairs Aberdeen Scotland AB12 5YA
Agent: Eilidh Izat 12B Geocrab Isle of Harris Scotland HS3 3HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT 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.
3. PRIOR TO EACH RESPECTIVE VEHICULAR ACCESS COMING INTO USE, the construction of the vehicular crossing of the roadside verge shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G. Thereafter these shall be retained and maintained for the lifetime of the development.
4. PRIOR TO EACH RESPECTIVE VEHICULAR ACCESS COMING INTO USE, each access driveway shall have a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first six metre length of each driveway measured from the public road channel line shall be constructed in a bound surface. Thereafter the constructed driveways shall remain for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE, there shall be provided within the curtilage of the site 2 parking spaces per dwelling in accordance with current Fife Council Making Fifes Places Appendix G and as per the layout shown on Drawing No (P) S-01 Rev C (Fife Council Reference 03B). The parking spaces shall thereafter be retained for the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 600 millimetres in height above the adjoining road channel level, at the junction of the vehicular accesses and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splays shall thereafter be for the lifetime of the development.
7. Prior to the occupation of the first dwellinghouse, confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
8. 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.
9. BEFORE ANY WORKS COMMENCE ON SITE, protective fencing shall be installed around the Sycamore tree and the trees to the North-West as shown on the submitted plans. Thereafter, the fencing shall remain until completion of all building works associated with the approved dwellinghouses.
10. FOR THE AVOIDANCE OF DOUBT, the recommendations provided within the approved Bat and Breeding Bird Survey dated May 2023 (Fife Council Reference 32) shall be implemented in full unless otherwise agreed in writing with this Planning Authority.
11. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by

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

All land contamination reports shall be prepared in accordance with 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.

12. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 11. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all development work on site (save for site investigation work) shall cease immediately and the 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.

13. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the 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.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular

access with the public road.

7. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
8. 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.
9. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect existing trees in the long term.
10. In the interests of safeguarding the protection of bats.
11. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
12. To provide satisfactory verification that remedial action has been completed to the Planning Authority's satisfaction.
13. To ensure all contamination within the site is dealt with.
14. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan 2017.

123 **Application No:** 23/02824/CLP

Date Decision Issued: 26/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness - Proposed for conversion of integral garage to habitable accommodation

Location: 21 Inchmickery Road Dalgety Bay Dunfermline Fife KY11 9NL

Applicant: Mr Gary Schafer 21 Inchmickery Road Dalgety Bay Dunfermline Fife KY11 9NL

Agent:

Application Permitted - no conditions

124 **Application No:** 23/02088/LBC

Date Decision Issued: 05/10/2023

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of replacement chimney

Location: Kirkcaldy West Primary 42 Milton Road Kirkcaldy Fife KY1 1TL

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

Agent: Ian White Bankhead Central 1 Bankhead Park Glenrothes Scotland (UK) KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

125 **Application No:** 23/02093/FULL

Date Decision Issued: 05/10/2023

Ward: Kirkcaldy Central

Proposal: Erection of replacement chimney

Location: Kirkcaldy West Primary 42 Milton Road Kirkcaldy Fife KY1 1TL

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

Agent: Ian White Bankhead Central 1 Bankhead Park Glenrothes Scotland (UK) KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

126 **Application No:** 23/01596/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy Central

Proposal: Change of use from retail unit (Class 1A) to hot food takeaway (Sui Generis) and installation of extraction flue

Location: 27 - 29 Pentland Place Kirkcaldy Fife KY2 6AG

Applicant: Haimishe Investment Company Limited. 27 - 29 Pentland Place Kirkcaldy Fife KY2 6AG

Agent: Don Bennett 10 Park Court Park Court Glasgow United Kingdom G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE HOT FOOD TAKEAWAY (SUI GENERIS) HEREBY APPROVED, details of their respective colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.

127 **Application No:** 23/02662/CLP

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy Central

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

Location: 18 Carlyle Road Kirkcaldy Fife KY1 1DA

Applicant: Mr Mrs Ridley 18 Carlyle Road Kirkcaldy Scotland KY1 1DA

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

Application Permitted - no conditions

128 **Application No:** 23/00664/FULL

Date Decision Issued: 16/10/2023

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows and doors to dwellinghouse

Location: 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Alistair Simpson 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Agent: Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

129 **Application No:** 23/00665/LBC

Date Decision Issued: 16/10/2023

Ward: Kirkcaldy Central

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

Location: 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Alistair Simpson 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Agent: Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

130 **Application No:** 23/02299/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy East

Proposal: Installation of solar panels

Location: 42 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Ms Eva Leerberg 42 Townsend Place Kirkcaldy Fife KY1 1HB

Agent: David Christie 4 Dunnikier Road Kirkcaldy Scotland KY1 2RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Kirkcaldy East**Proposal:** Change of use from betting office (Class 1A) to cafe (Class 3) with flatted dwellinghouse (Sui Generis) and external alterations including the installation of roof lights, part replacement windows and doors, replacement render to rear and installation of ventilation system**Location:** 302 High Street Kirkcaldy Fife KY1 1LB**Applicant:** Mr Imran Haqqan 31 Esplanade Kirkcaldy Fife KY11HR**Agent:** Gary Gourlay 15 Grange Road Burntisland Fife KY3 0HH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE REPLACEMENT SHOPFRONTS HEREBY APPROVED, detailed samples of the specification and colour of their respective proposed external finishes shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.
3. PRIOR TO THE OPERATION OF THE CAFE AND OCCUPATION OF THE FLATTED DWELLING HEREBY APPROVED, the noise mitigation/ recommendation measures specified in sections 6 and 7 of the approved noise impact assessment report dated 10th July 2023 (Fife Council Reference 16) shall be carried out in full and thereafter retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, this shall include the recommended works of the upper floor.
4. UNLESS OTHERWISE AGREED IN WRITING WITH FIFE COUNCIL AS PLANNING AUTHORITY, noise emitted from the infrastructure of the site shall not exceed NR 30 when measured in any living space of the residential properties nearby, or NR25 in any bedroom of the residential properties nearby.
5. PRIOR TO THE OCCUPATION OF THE FLATTED DWELLING HEREBY APPROVED, the developer shall provide written evidence to the Planning Authority to demonstrate that the following internal sound levels have been achieved in flat above the café:

1 - The 16hr LAeq shall not exceed 35dB between 0700 and 2300 hours when readings are taken in any noise sensitive rooms in the development.

2 - The 8hr LAeq shall not exceed 30dB between 2300 and 0700 hours when readings are taken inside any bedroom in the development.

3 - The LAMax shall not exceed 45 dB between 2300 and 0700hrs when readings are taken inside any bedroom in the development.

6. The flatted dwelling 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 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwelling hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.
3. In the interests of safeguarding amenity.
4. In the interests of safeguarding residential amenity.

5. In the interests of safeguarding residential amenity.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

132Application No: 23/02561/TPA

Date Decision Issued: 19/10/2023

Ward: Kirkcaldy East

Proposal: Prior approval for installation of 15m pole and cabinets with ancillary works

Location: Telecommunication Mast The Fairway Kirkcaldy Fife

Applicant: Mr Cameron Wilson 450 Longwater Avenue Reading United Kingdom RG2 6GF

Agent: Cameron Wilson 2 Anderson Place Edinburgh United Kingdom EH6 5NP

Application Permitted - no conditions

Ward: Kirkcaldy North
Proposal: Erection of 4 industrial buildings (Class 5) with ancillary respective office space including formation of off-street parking
Location: Hayfield Industrial Estate Hayfield Place Kirkcaldy Fife
Applicant: Mr Tristone Construction Ltd Tristone Unit Hendry Road Hayfield Industrial Estate Kirkcaldy United Kingdom KY2 5DS
Agent: Gaynor Ross 126 Clark Avenue Musselburgh United Kingdom EH21 7FE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE FIRST INDUSTRIAL UNIT, the construction of any widening of the existing vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
2. BEFORE ANY WORKS COMMENCE ON SITE, a street lighting design drawing showing the proposed new location for the street lighting column shall be submitted for approval by Fife Council, as Planning Authority. Once approved, the new street lighting column shall be installed and be fully operational, as per the approved design shown on the relevant plan, prior to the occupation of the first industrial unit.
3. PRIOR TO THE OCCUPATION OF THE FIRST INDUSTRIAL UNIT, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
4. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE INDUSTRIAL UNIT HEREBY APPROVE, 2 off-street parking spaces per unit shall be provided in accordance with the current Fife Council Parking Standards contained within the current Fife Council Making Fife's Places Appendix G and as per the layout shown on approved Drawing No 2208 (PL) 03 A (Fife Council Reference 03). The parking spaces shall thereafter be retained for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF THE FIRST INDUSTRIAL UNIT; confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
6. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational PRIOR TO THE OCCUPATION OF THE FIRST INDUSTRIAL UNIT; unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
7. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of intrusive site investigation works shall be carried out to establish the risk proposed to the development hereby approved by past shallow coal mining activity. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority in consultation with The Coal Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken in full BEFORE ANY DEVELOPMENT WORKS COMMENCE ON SITE. The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
8. PRIOR TO THE OCCUPATION OF THE FIRST INDUSTRIAL UNIT, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be completed then submitted to and approved in writing by Fife Council as Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
9. NO DEVELOPMENT SHALL COMMENCE ON SITE, until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive

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

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

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 development 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 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.

12. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
13. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE INDUSTRIAL UNITS (CLASS 5) HEREBY APPROVED, details of their respective colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

6. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
7. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
8. To avoid unacceptable risks to human health and the environment.
9. To avoid unacceptable risks to human health and the environment.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
12. To ensure all contamination within the site is dealt with.
13. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

134 **Application No:** 23/01043/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse (retrospective).

Location: 57 Fair Isle Road Kirkcaldy Fife KY2 6RU

Applicant: Mr Robert Szymanski 57 Fair Isle road Kirkcaldy Scotland Ky26ru

Agent:

Application Permitted - no conditions

135 **Application No:** 23/02152/FULL

Date Decision Issued: 10/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension and first floor extension to dwellinghouse

Location: 13 Woodielea Road Lundin Links Leven Fife KY8 6AR

Applicant: Ms Kate Wyer 13 Woodielea Road Lundin Links Leven Fife KY8 6AR

Agent: Lee Boyd 6D Canaan Lane Edinburgh UK EH10 4SY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

136 **Application No:** 23/02188/LBC

Date Decision Issued: 11/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Listed Building Consent for installation of replacement windows, new roof slate and painting of exterior walls

Location: 14 South Feus Upper Largo Leven Fife KY8 6EQ

Applicant: Mr Jamie Sayer 14 South Feus Upper Largo Leven Fife KY8 6EQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

137 **Application No:** 23/02189/FULL

Date Decision Issued: 11/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement windows, new roof slate and painting of exterior walls

Location: 14 South Feus Upper Largo Leven Fife KY8 6EQ

Applicant: Mr Jamie Sayer 14 South Feus Upper Largo Leven Fife KY8 6EQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Leven, Kennoway And Largo
Proposal: Change of use from agricultural land to form equestrian centre and livery including erection of associated buildings and formation of car parking with access and ancillary drainage and landscaping works
Location: Montrave Home Farm Montrave Kennoway Fife
Applicant: Mrs June MacGeachy Montrave Home Farm Montrave Kennoway United Kingdom KY8 5NZ
Agent: Pippa Gardner 16 Norwood Newport On Tay United Kingdom DD6 8DW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The approved development shall adhere to all bio-diversity measures identified within the report prepared by Littlewood Land Care Dated the 13th February 2023, unless as agreed in writing by Fife Council as Planning Authority.
3. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a 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 this 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. For the avoidance of doubt the survey must be carried out no longer than 24 hours prior to the clearance works commencing.
4. Prior to the development coming into use for the first time, visibility splays 4.5 metres x 210 metres shall be provided and maintained clear of all obstructions exceeding 900mm in height above the adjoining road channel level, at the junction of the vehicular access and the A916, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development. For the avoidance of doubt, from a drivers eye height of 1.05 metres at the x-distance (4.5 metres from the A916 channel line) all points within the visibility triangle (210 metres in both directions from the centreline of the vehicular access) shall be intervisible, which may result in objects less than 900mm high having to be removed/lowered.
5. Prior to the development coming into use for the first time, the first 20 metres of the vehicular access (measured from the A916 channel line) shall be widened to a minimum of 5.5 metres. The widened vehicular access and existing junction bellmouth shall be reconstructed with a bound finish (DBM or HRA).
6. Prior to the development coming into use for the first time, the existing Montrave Farm hail and ride bus stops shall be upgraded to formal bus stops with the provision of bus stop flags, poles, borders and hardstanding (minimum of 2 metres x 5 metres). Work shall include the provision of a 2 metres wide footway between the vehicular access and westbound stop and a dropped kerb pedestrian crossing point to the eastbound stop, all in accordance with the current Fife Council Transportation Development Guidelines. A detailed layout shall be submitted for the approval of Fife Council and thereafter implemented in accordance with the approved drawing
7. Prior to the development coming into use for the first time, the parking areas and passing place as shown on documents 03 and 04 shall be completed and available for use.
8. Surface water management should comply Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).
- 9.
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
11. 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.

12. BEFORE THE FACILITIES HEREBY APPROVED BECOME OPERATIONAL, details of the proposed external lighting (including the proposed light spillage zones) shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter the agreed external lighting scheme shall be installed and maintained as such for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure appropriate bio-diversity measures are undertaken.
3. In order to avoid disturbance during bird breeding seasons.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the A916.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate public transport facilities and design layout and construction.
7. To ensure the provision of adequate off-street parking and passing facilities.
8. In the interests of providing adequate drainage.
9. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
10. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
11. To ensure all contamination within the site is dealt with.
12. In the interests of residential and visual amenity; to ensure that the proposed development does not detract from the character and appearance of the area and protects the amenity of nearby residents and sensitive receptors.

139 **Application No:** 23/02069/LBC

Date Decision Issued: 17/10/2023

Ward: Leven, Kennoway And Largo
Proposal: Listed Building Consent for installation/refurbishment of windows and replacement 2 no. doors
Location: The Bain Hall 4A Forman Road Leven Fife KY8 4HH
Applicant: Mr & Mrs M. Campbell The Bain Hall 4A Forman Road Leven Fife KY8 4HH
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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

140 **Application No:** 23/00951/FULL

Date Decision Issued: 24/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Change of use from shop (Class 1A) to dwellinghouse (Class 9)

Location: 6 Union Street Leven Fife KY8 4NJ

Applicant: Mr Arif Anees 11 Inchkeith Crescent Kirkcaldy Scotland KY11GL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

141 **Application No:** 23/02908/CLP

Date Decision Issued: 24/10/2023

Ward: Leven, Kennoway And Largo

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

Location: 7 Coldstream Park Leven Fife KY8 5TB

Applicant: Mr & Mrs Dignan 7 Coldstream Park Leven Fife Scotland KY8 5TB

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

Application Permitted - no conditions

142Application No: 23/02368/FULL

Date Decision Issued: 25/10/2023

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to rear of dwellinghouse, porch extension to front of dwellinghouse, and installation of windows and rooflights
Location: Balsusney Cottage 46 Main Street Upper Largo Leven Fife KY8 6EW
Applicant: Mr G Donaldson Balsusney 46 Main Street Upper Largo Fife KY8 6EW
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Single storey extension to side/rear of dwellinghouse
Location: 119 Kirkland Gardens Ballingry Lochgelly Fife KY5 8JU
Applicant: Miss B Kausar 119 Kirkland Gardens Ballingry KY5 8JU
Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Change of use of scrub land to form dog exercise facility (Class 11) including formation of road access and car parking, gated enclosures and erection of timber shelters with associated drainage works
Location: Capledrae Bungalow Lochgelly Fife KY5 0HQ
Applicant: Mr & Mrs Lloyd & Pauline Clemison Capledrae Bungalow By Cardenden Lochgelly United Kingdom KY5 0HQ
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to completion of the development unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
4. Prior to approval being granted, revised plans showing the provision of the full extents of the 4.5m x 210m visibility splays to both the nearside and far side road channel lines of the public road in both directions shall be submitted for approval by Fife Council as Planning Authority. All obstructions within these splays shall be maintained at a height not exceeding 1 metre above the adjoining road channel level and the plans shall identify any existing trees, bushes and other foliage that must be removed or cut back to ensure these splays are provided and retained for the lifetime of the development.
5. Prior to the dog exercise business use commencing, vehicular access to the proposed dog exercise facility and Capledrae Bungalow shall solely be via the new vehicular access to the site for the lifetime of the development. For the avoidance of doubt, the existing western vehicular access shall only serve Capledrae Cottage and shall not be permitted to serve either the proposed dog exercise facility or Capledrae Bungalow for the lifetime of the development
6. Prior to the dog exercise business use commencing, the construction of the rural commercial style vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G
7. Prior to the dog exercise business use commencing, the new 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 roadside verge shall be constructed in a paved material
8. Prior to the dog exercise business use commencing, the turning and off-street parking areas shown on Drawing No (once revised plan has been submitted as per condition 3.1 above, add detail of number and revision of plan) shall be constructed and available for use for customers. The parking and turning areas shall be retained for the lifetime of the development

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
3. To ensure the effective management of surface water and to ensure that the required drainage works are

carried out and operational at the required stage of the development.

4. In the interest of road safety; to ensure the provision of adequate junction visibility splays.
5. In the interest of road safety; to ensure the provision of an adequate design layout and adequate junction visibility splays.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to ensure the provision of an adequate turning facilities and off-street parking.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Installation of replacement play park including provision of play equipment and associated development and landscaping
Location: Lochore Meadows Country Park Lochore Meadows Lochore Lochgelly Fife KY5 8BA
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT
Agent: David McDougall Property Services Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes United Kingdom KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

146 **Application No:** 23/02164/FULL

Date Decision Issued: 20/10/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Dormer extension to side of dwellinghouse

Location: Denside Cottage North Dundonald Farm Cardenden Lochgelly Fife KY5 0AH

Applicant: Mr Hugh McMillan Denside Cottage North Dundonald Farm Cardenden KY5 0AH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

147 **Application No:** 23/02873/APN

Date Decision Issued: 27/10/2023

Ward: Lochgelly, Cardenden And Benarty

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

Location: Parsons Mill Cardenden Lochgelly Fife KY5 0HA

Applicant: Mr Harry McLeod Parsons Mill Orebank Road Cardenden UK KY50HA

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

Application Permitted - no conditions

148 **Application No:** 23/02047/FULL

Date Decision Issued: 05/10/2023

Ward: Rosyth

Proposal: Revised application for replacement porch extension to front of dwellinghouse

Location: Omega 22 Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

Applicant: Mr Colin Kilgour Omega 22 Halketts Hall Limekilns KY11 3HJ

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

149 **Application No:** 23/01767/CLP

Date Decision Issued: 10/10/2023

Ward: Rosyth

Proposal: Certificate of Lawfulness (Proposed) for extension to manufacturing Bay 17 (including demolition)

Location: Babcock Marine Engineered Products Building 164 Watt Road Rosyth Business Park Rosyth Fife

Applicant: Babcock International Group Babcock Marine Engineering & Systems Rosyth Business Park Rosyth Scotland KY11 2YD

Agent: Chris Buchanan Ratho Park One Robertson Group 88 Glasgow Road, Ratho Station NEWBRIDGE United Kingdom EH28 8PP

Application Permitted - no conditions

150 **Application No:** 23/02099/FULL

Date Decision Issued: 12/10/2023

Ward: Rosyth

Proposal: Erection of domestic outbuilding to rear of dwellinghouse

Location: 41 Double Row Charlestown Dunfermline Fife KY11 3EJ

Applicant: Mr Sean Docherty 41 Double Row Charlestown KY11 3EJ

Agent: Gordon Dunn 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

151 **Application No:** 23/02043/LBC

Date Decision Issued: 02/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for internal and external alterations, including room layout changes, installation of insulation, replacement window and doors, and installation of vents

Location: 36 North Street St Andrews Fife KY16 9AQ

Applicant: Mr & Mrs Dominic & Annabel Gibbs 36 North Street St Andrews Fife KY16 9AQ

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

Application Permitted - no conditions

152 **Application No:** 23/02046/FULL

Date Decision Issued: 02/10/2023

Ward: St. Andrews

Proposal: External alterations including replacement window and doors, and installation of vents

Location: 36 North Street St Andrews Fife KY16 9AQ

Applicant: Mr & Mrs Dominic & Annabel Gibbs 36 North Street St Andrews Fife KY16 9AQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: St. Andrews
Proposal: Erection of dwellinghouse (Class 9) including formation of car parking, erection of boundary enclosure and associated engineering and groundwork operations
Location: Land To The West Of Brownhills Cottages Brownhills St Andrews Fife
Applicant: Ms H O'Harrow Hillcrest Blebocraigs Blebocraigs UK KY15 5UQ
Agent: David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

154 **Application No:** 23/02124/FULL

Date Decision Issued: 06/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows and associated alterations

Location: 100 Market Street St Andrews Fife KY16 9PB

Applicant: Barclays Bank Plc 1 Churchill Place Canary Wharf London United Kingdom E14 5HP

Agent: Patrick Chiu 7th Floor Aldgate House 33 Aldgate High Street London United Kingdom EC3N 1AG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

155 **Application No:** 23/02437/LBC

Date Decision Issued: 06/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations

Location: St Andrews Local Office St Marys Place St Andrews Fife KY16 9UY

Applicant: SKYE Sands Limited Thomas House 84 Eccleston Square London England SW1V 1PX

Agent: Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

156 **Application No:** 23/01517/FULL

Date Decision Issued: 09/10/2023

Ward: St. Andrews

Proposal: External alterations to include partial alteration of roof, repainting of render, installation of replacement windows and doors, installation of new windows and doors, refurbishment of existing windows, installation of glass balustrade, alterations to ground/footpath levels, alteration to boundary wall and formation of new canopy and entrance.

Location: Scores Hotel 76 The Scores St Andrews Fife KY16 9BB

Applicant: The Scores Hospitality Limited C/o Arthur Cox Victoria House Gloucester Street Belfast United Kingdom BT1 4LS

Agent: Unwin Jones Bridge Lane Studio Caldewgate Carlisle Cumbria CA2 5SS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

157 **Application No:** 23/02127/LBC

Date Decision Issued: 09/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for replacement of 2 No. internal doors

Location: 40-42 South Street St Andrews Fife KY16 9JT

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Housing Services

Agent: Jenniffer Kielb Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Erection of domestic outbuilding

Location: Firhallen Bonfield Road Strathkinness St Andrews Fife KY16 9RR

Applicant: Dr Lawrence Beere Firhallen Bonfield Road Strathkinness St Andrews Fife KY16 9RR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The office accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let, or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or commercial office.

159 **Application No:** 23/02215/FULL

Date Decision Issued: 10/10/2023

Ward: St. Andrews

Proposal: Installation of 2 No. door canopies

Location: 92 Hepburn Gardens St Andrews Fife KY16 9LN

Applicant: Dow Investments Plc 92 Hepburn Gardens St Andrews Fife KY16 9LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05, the proposed study door canopy shall be shall be detailed as shown on approved drawing 06 unless otherwise agreed in writing by this Planning Authority BEFORE any works start on site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To reserve the rights of the Planning Authority with respect to these details.

160 **Application No:** 23/02216/LBC

Date Decision Issued: 10/10/2023

Ward: St. Andrews

Proposal: Listed building consent for installation of 2 No. door canopies

Location: 92 Hepburn Gardens St Andrews Fife KY16 9LN

Applicant: Dow Investments Plc The White House 92 Hepburn Gardens St Andrews Fife KY16 9LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05, the proposed study door canopy shall be shall be detailed as shown on approved drawing 06 unless otherwise agreed in writing by this Planning Authority BEFORE any works start on site.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

161 **Application No:** 23/01978/FULL

Date Decision Issued: 11/10/2023

Ward: St. Andrews

Proposal: Single storey extension off gable wall, extension of the existing dormer and installation of two new dormers to front.

Location: 22 Main Street Strathkinness St Andrews Fife KY16 9RU

Applicant: Mr Philip Cockburn 22 Main Street Strathkinness United Kingdom KY16 9RU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE WORKS START ON SITE external finishes to the dormers and the rear extension roofs and walls, including external colour finishes, shall be submitted for approval in writing by the Planning Authority.

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

3. FOR THE AVOIDANCE OF DOUBT, the window to the proposed bathroom on the north elevation shall be obscurely glazed upon installation and be permanently maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 safeguarding visual amenity.

Ward: St. Andrews
Proposal: Erection of dwellinghouse (demolish existing)
Location: 6 Gregory Place St Andrews Fife KY16 9PU
Applicant: Ms Tracy Davies 6 Gregory Place St Andrews Fife KY16 9PU
Agent: Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. BEFORE WORKS COMMENCE ON SITE a scheme designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and highway) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority
4. 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.

5. 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. 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In the interests of safeguarding the amenity of adjoining and nearby residents.
4. To protect the residential amenity of the surrounding area
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

163 **Application No:** 23/02104/FULL

Date Decision Issued: 12/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: Upper Flat 1 Crails Lane St Andrews Fife KY16 9NR

Applicant: Mr Bill Davidson 1 Crails Lane St Andrews Fife KY16 9NR

Agent: David Christie 4 Dunnikier Road Kirkcaldy Scotland KY1 2RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The replacement windows will be as per typical window drawing (F23-452)201 Rev A/ 02A - EXISTING AND PROPOSED FLOOR PLANS, AND ELEVATIONS unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests protecting the character and appearance of the surrounding historic environment

164 **Application No:** 23/02105/LBC

Date Decision Issued: 12/10/2023

Ward: St. Andrews

Proposal: Listed building consent for the installation of replacement windows

Location: Upper Flat 1 Crails Lane St Andrews Fife KY16 9NR

Applicant: Mr Bill Davidson 1 Crails Lane St Andrews Fife KY16 9NR

Agent: David Christie 4 Dunnikier Road Kirkcaldy Scotland KY1 2RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

165 **Application No:** 21/03755/CDC1

Date Decision Issued: 13/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows, boundary railing and gate - completion of development for approved 21/03755/FULL

Location: 45 Kinnessburn Road St Andrews Fife KY16 8AD

Applicant: Mr & Mrs P Graham 45 Kinnessburn Road St Andrews Fife KY16 8AD

Agent:

Application Permitted - no conditions

166 **Application No:** 23/01603/FULL

Date Decision Issued: 13/10/2023

Ward: St. Andrews

Proposal: External alterations including formation of access ramp and installation of replacement door

Location: Whey Pat 1 Bridge Street St Andrews Fife KY16 9EX

Applicant: Greene King Brewing And Retailing Ltd Westgate Brewery Bury St Edmunds Suffolk UK IP33 1QT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, during operational hours the outward opening gate shall be secured against the existing fence line in a fixed open position to avoid encroachment onto/over the adjoining public footway. Outwith operational hours the gate shall remain in a fixed closed position.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of pedestrian safety; to avoid conflict between pedestrians and the proposed gate opening.

167 **Application No:** 23/01608/FULL

Date Decision Issued: 17/10/2023

Ward: St. Andrews

Proposal: Change of use from retail (Class 1A) to cafe (Class 3)

Location: Ground Floor 131 Market Street St Andrews Fife KY16 9PF

Applicant: Black Sheep Coffee Bar Limited 81 Southwark Street London United Kingdom SE1 0HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To protect the residential amenity of the surrounding area

168 **Application No:** 23/02672/CLE

Date Decision Issued: 17/10/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (Existing) for use of building as guest house (Class 7)

Location: Six Murray Park Guesthouse 6 Murray Park St Andrews Fife KY16 9AW

Applicant: Mr Tony Watson Murray Park 6 Murray Park St Andrews Scotland KY169AW

Agent:

Application Permitted - no conditions

169 **Application No:** 23/02533/CLP

Date Decision Issued: 18/10/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (Proposed) for use of dwellinghouse as short term let

Location: Little Hayes 2 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Mrs Myra Hollie Nielsen Little Hayes 2 St Leonards Road St Andrews UK
KY16 9DY

Agent:

Application Permitted - no conditions

170 **Application No:** 23/02412/LBC

Date Decision Issued: 19/10/2023

Ward: St. Andrews

Proposal: Listed building consent for external and internal alterations including the installation of replacement windows and 2 dormers and 3 roof lights.

Location: Upper Floors 83 Market Street St Andrews Fife KY16 9NX

Applicant: Skye Sands Ltd And WT Market Street Ltd 14th Floor 33 Cavendish Square
London England W1G 0PW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

171 **Application No:** 23/02484/FULL

Date Decision Issued: 20/10/2023

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse and the erection of a privacy fence

Location: 19 Hay Fleming Avenue St Andrews Fife KY16 8YH

Applicant: Mr & Mrs G. MacConnachie 19 Hay Fleming Avenue St Andrews Fife KY16 8YH

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 development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE REAR EXTENSION HEREBY APPROVED IS BROUGHT INTO USE, the east rear garden boundary shall be enclosed by a horizontally boarded timber panelled fence to match existing across its full width to a height of 2.0 metres and thereafter be permanently maintained.
3. FOR THE AVOIDANCE OF DOUBT, the new boundary fence described under condition 1 shall be erected along the red boundary line as shown on the 1:500 Block Plan on approved drawing 01.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity of neighbouring property.
3. To clarify the scope of the consented works and to ensure development is carried out in accordance with the approved plans.

Ward: St. Andrews

Proposal: Change of use from office (Class 4) to form 5 flatted dwellings (Sui Generis) including installation of replacement windows and 2 dormers and 3 roof windows and refurbishment works to roof and chimneys and other associated alterations

Location: Upper Floors 83 Market Street St Andrews Fife KY16 9NX

Applicant: Skye Sands LTD & WT Market Street LTD 14th Floor 33 Cavendish Square London England W1G 0PW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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. 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

Ward: St. Andrews

Proposal: Erection of student accommodation (241 units) with associated accesses, parking, landscaping and infrastructure (Approval of Matters Specified in Conditions 2 (Parts c, g, h and i), 3 (application requirements), 7 (landscaping), 8 (archaeology) and 20 (DAS) of consent 22/00990/PPP)

Location: Madras College Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow United Kingdom G12 8DR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE COMMENCEMENT OF WORKS, details of the following shall be submitted for the prior written approval of Fife Council as Planning Authority and shall be carried out in full in accordance with the approved details.
 - (a) A Construction Method Statement, including an Environmental Protection Plan and Scheme of Works relating to construction activities on site;
 - (b) A Public Art Strategy for the site in accordance with Making Fife's Places Supplementary Guidance, or as superseded;
3. PRIOR TO THE COMMENCEMENT OF WORKS, archaeological fieldwork shall be undertaken in line with the approved written scheme of investigation. Upon completion of the fieldwork, a data structure report (DSR) shall be submitted and approved in writing by this Planning Authority
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the 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. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to occupation of the first student flat, the agreed off-street car parking and 135 secure cycle parking spaces shall be provided. The parking spaces shall be retained through the lifetime of the development, unless otherwise agreed by Fife Council as Planning Authority.
7. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, including during construction, unless otherwise agreed in writing with Fife Council as Planning Authority.
8. PRIOR TO THE COMMENCEMENT OF WORKS, flooding and drainage information shall be approved in writing by Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.

9. PRIOR TO THE COMMENCEMENT OF WORKS, a detailed specification, including trade names where appropriate, of the proposed external materials shall be submitted to and approved in writing by the Planning Authority. A full-size sample panel of all facade components should be erected if requested at a location agreed with the Planning Authority.
10. To minimise noise disturbance at nearby premises, activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 08.00- and 18.00-hours Mondays to Fridays 08.00 and 13.00hours Saturdays with no working Sundays or Public Holidays In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Fife Council Protective Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out. Due to the proximity of existing residential properties, I would request that the applicant submit a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from the construction phase 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.
11. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.
12. The premises shall not be brought into use until all works specified in the approved Noise Assessment have been carried out in full and such works shall be thereafter retained.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To specify the supporting information required for an application for approval of matters by condition.
3. In order to safeguard the archaeological heritage of the site.
4. To ensure all contamination within the site is dealt with.
5. In the interests of road safety.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
8. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
9. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
10. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.
11. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.
12. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.

174 **Application No:** 23/01869/FULL

Date Decision Issued: 27/10/2023

Ward: St. Andrews

Proposal: Erection of timber framed structure and ancillary groundworks

Location: Botanic Gardens Canongate St Andrews Fife KY16 8RT

Applicant: Mr Harry Watkins St Andrews Botanic Garden Cannongate St Andrews Scotland KY16 8RT

Agent: Richard Keating 149 Market Street St Andrews Fife KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees (not shrubs) on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

175 **Application No:** 23/02326/FULL

Date Decision Issued: 27/10/2023

Ward: St. Andrews

Proposal: Formation of hardstanding (to facilitate crane access)

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

Applicant: St Andrews Links Trust Pilmour House St Andrews United Kingdom KY16 9SF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Tay Bridgehead
Proposal: Installation of sprinkler tanks, erection of pump house and associated works
Location: Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU
Applicant: St Andrews Brewers Ltd Eden Mill Distribution Centre 40 Colliery St Glasgow Scotland G32 8SP
Agent: Bharghav Somarouthu 130 Cubie Street Glasgow United Kingdom G40 2AF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed fencing should be coloured black, unless otherwise agreed in writing by this Planning Authority.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the surrounding visual amenity.
3. To ensure all contamination within the site is dealt with

177 **Application No:** 23/01956/FULL

Date Decision Issued: 04/10/2023

Ward: Tay Bridgehead

Proposal: Installation of front and rear dormer extensions.

Location: 2 Glebe Place Tayport Fife DD6 9LR

Applicant: Mr and Mrs Kevin and Laura McDonald 2 Glebe Place Tayport Dundee
Scotland DD6 9LR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

178 **Application No:** 23/01979/FULL

Date Decision Issued: 04/10/2023

Ward: Tay Bridgehead

Proposal: Proposed window replacements with double glazed white PVCu units.

Location: 84 Tay Street Newport On Tay Fife DD6 8AP

Applicant: Mr Douglas Robertson 84 Tay Street Newport-On-Tay Scotland DD6 8AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

179 **Application No:** 23/01372/FULL

Date Decision Issued: 05/10/2023

Ward: Tay Bridgehead

Proposal: Erection of domestic carport/shed and erection of boundary gate

Location: 26 Tay Street Newport On Tay Fife DD6 8AL

Applicant: Prof David Collison 26 Tay Street Newport-On-Tay United Kingdom DD68AL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

180 **Application No:** 23/01998/LBC

Date Decision Issued: 05/10/2023

Ward: Tay Bridgehead

Proposal: Listed Building Consent for installation of replacement windows and internal alterations to dwellinghouse and erection of domestic outbuilding

Location: Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

Applicant: Mr Mark Nugent Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

181 **Application No:** 23/01917/FULL

Date Decision Issued: 06/10/2023

Ward: Tay Bridgehead

Proposal: Installation of replacement windows and erection of domestic outbuilding

Location: Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

Applicant: Mr Mark Nugent Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Tay Bridgehead
Proposal: Planning permission in principle for erection of dwellinghouse
Location: Woodbine House 11 - 13 King Street Newport On Tay Fife DD6 8BN
Applicant: Mrs Marianne Dee 11-13 King Street Newport on Tay Scotland DD6 8BN
Agent: Jon Law 68 Cooper Drive Perth United Kingdom PH1 3GN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
 - (g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (h) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).
3. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the full width of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, there shall be off-street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime

of the development for the purposes of off-street parking.

6. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off-street parking and turning manoeuvres to take place.
7. Prior to any works starting on site, visibility splays of 2m x 30 m 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 1.05/0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
8. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off-street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off-street parking space.
9. Prior to the occupation of the proposed dwellinghouse and for the avoidance of doubt, any gates to the proposed dwelling shall not open onto the public footpath.
10. 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. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
11. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking.
9. In the interest of road and pedestrian safety; to ensure the public footpath is kept clear.
10. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
11. To protect the residential amenity of the surrounding dwellinghouses

183 **Application No:** 22/02613/NMV1

Date Decision Issued: 19/10/2023

Ward: Tay Bridgehead

Proposal: Re-rendering and installation of replacement windows and doors and roof (Non-material variation for amendments to roofing materials relating to application reference 22/02613/FULL)

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mitie Building 177 1 Tutor Road Leuchars Fife KY16 0LB

Agent: Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse with garage and formation of access, boundary enclosures including associated drainage and landscaping works
Location: Land At Fordelhill Farm Drumoig Fife
Applicant: Mr P Carmichael C/o Andrew Black Design 27 Tay Street Lane Dundee Scotland DD1 4EF
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to any works starting on site, visibility splays of 3m x 140m shall be provided to the North and to the South of the vehicular access onto the A914 public classified road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the vegetation within the adopted roadside verges to the North of the proposed access junction, will require to be removed so as to secure the required visibility splay in that direction.
2. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the vehicular access to the rear of the A914 public road shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the dwellinghouses to allow a vehicle to enter and exit the access onto the A914 public road in a forward gear. The turning area shall be formed outwith any of the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off-street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off-street parking.
6. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off-street parking space.
7. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

9. The residential unit 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 residential unit hereby approved shall not be used for Housing in Multiple Occupation.
10. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility splays, from the outset of the proposed works, at the junction of the vehicular access and the public road.
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 safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking.
7. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
8. To ensure all contamination within the site is dealt with.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
10. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

185 **Application No:** 23/02231/LBC

Date Decision Issued: 19/10/2023

Ward: Tay Bridgehead

Proposal: Listed building consent for installation of replacement windows and doors and roof and render (amendments to roofing materials relating to application reference 22/02612/LBC)

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mitie Building 177 177 1 Tutor Road Leuchars Fife KY16 0LB

Agent: Stuart Buchanan 177 Bothwell Street Glasgow Scotland G2 7ER

Application Permitted - no conditions

186 **Application No:** 23/02433/FULL

Date Decision Issued: 26/10/2023

Ward: Tay Bridgehead

Proposal: Change of use from office (Class 1A) to shop (Class 1A) and cafe/delicatessen (Class 3) with ancillary hot food take-away (Sui Generis)

Location: 18 High Street Newport On Tay Fife DD6 8AD

Applicant: Mashed Neep Ltd 41 Dundee Road West Broughty Ferry Dundee United Kingdom DD5 1NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods (unless otherwise agreed in writing with this Planning Authority) where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting amenity.

187 **Application No:** 23/01575/FULL

Date Decision Issued: 05/10/2023

Ward: West Fife And Coastal Villages

Proposal: Change of use from shop (Class 1A) to hot food takeaway (Sui Generis)

Location: 12 Link Road Oakley Dunfermline Fife KY12 9RU

Applicant: Mr Muhammad Shafiq 5 Castle Park Kincardine Scotland FK10 4QH

Agent: Sabahat Hamad 7c High Station Road Falkirk Scotland FK1 5LP

Deemed Refused

Reason(s):

1. In the interests of safeguarding residential amenity; insufficient information has been submitted by the applicant to demonstrate that the proposed use and the extract ventilation system would effectively extract and disperse the cooking fumes generated by the use without giving rise to unacceptable noise, odours and nuisance; all contrary to National Planning Framework 4 (2023) Policy 23 (Health and Safety); PAN 1/2011 Planning and Noise (2011); Policies 1 (Development Principles) and 10 (Amenity) of the Adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink (2016).

188 **Application No:** 23/01761/FULL

Date Decision Issued: 06/10/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows

Location: 21 Forth Street Kincardine Alloa Fife FK10 4LX

Applicant: Mr John Jenkins 21 Forth Street Kincardine Alloa Fife FK10 4LX

Agent: Scott Fairclough Fairgrove Architectural Services Main Street Skinflats Falkirk
Scotland FK2 8NU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

189 **Application No:** 23/01762/LBC

Date Decision Issued: 06/10/2023

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for installation of replacement windows

Location: 21 Forth Street Kincardine Alloa Fife FK10 4LX

Applicant: Mr John Jenkins 21 Forth Street Kincardine Alloa Fife FK10 4LX

Agent: Scott Fairclough Fairgrove Architectural Services Main Street Skinflats Falkirk
Scotland FK2 8NU

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of 5 holiday lodges and formation of access and parking
Location: Land 100M South Balmule Cottage Balmule Fife
Applicant: Mr Patrick Slattery 19 Kirkbrae Fraserburgh Scotland AB43 9BY
Agent: Michael Ritchie 27A High Street Banff Scotland AB45 1AN

Deemed Refused

Reason(s):

1. In the interests of safeguarding the countryside from unjustified sporadic development; the need for the proposed development at this location has not been justified as the application site lies outwith any defined settlement boundary and the proposal does not meet any of the criteria set out in Policies 1 or 7 of the Adopted FIFEplan. The proposal is therefore contrary to Policies 1 and 7 of the Adopted FIFEplan (2017) and Policies 29 and 30 of National Planning Framework 4.
2. In the interests of visual amenity; the proposal would fail to safeguard the character and qualities of the landscape resulting in a significant detrimental effect on the visual amenity of the area, contrary to Policy 14: Design, Quality and Places and 29: Rural Development of NPF4 and Policies 1 and 10 of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interest of road safety; the development would be unable to provide adequate visibility splays, thereby resulting in a significant detrimental impact on existing levels of road safety, contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles and Policy 3: Infrastructure and Services, of the adopted FIFEplan (2017).

191 **Application No:** 23/01194/LBC

Date Decision Issued: 12/10/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal and external alterations including partial demolition of listed building, single storey extension to rear of dwellinghouse, installation of rooflights, replacement door, new and replacement windows, re-pointing and re-roofing

Location: Blairburn Cottage Blairburn Balgownie West Culross Dunfermline Fife KY12 8JN

Applicant: Messrs c/o Gillespie Macandrew 5 Atholl Crescent Edinburgh UK EH3 8EJ

Agent: Findlay McPherson Elm House Cradlehall Business Park Inverness United Kingdom IV2 5GH

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use from stable to form extension to dwellinghouse (Class 9)
Location: Blairburn Cottage Blairburn Balgownie West Culross Dunfermline Fife KY12 8JN
Applicant: Messrs c/o Gillespie Macandrew 5 Atholl Crescent Edinburgh UK EH3 8EJ
Agent: Findlay McPherson Elm House Cradlehall Business Park Inverness United Kingdom IV2 5GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 2 off-street parking spaces for vehicles and a turning area for a car, all in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 471224/PL04 Revision A. The parking spaces and turning area shall be retained for the lifetime of the development.
3. Prior to the development coming into use; all measures as advised within Section 9 of the Survey Report (Document 12) shall be carried out in full.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. to ensure the protected species are not impacted by the proposed development.

Ward: West Fife And Coastal Villages

Proposal: Change of use of woodland to hutting site (1 hut)

Location: Land To The North Of Balmule Fishery Fife

Applicant: Mr Stuart Lewis 11 Brunswick Terrace Edinburgh Scotland EH7 5PG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hut, hereby approved, shall only be used as a hut as defined in the National Planning Framework 4 (2022) (NPF4). For the avoidance of doubt, NPF4 describes a hut as 'a simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups SPP describes a hut as 'a simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m2; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.

194 **Application No:** 23/02294/TPA

Date Decision Issued: 17/10/2023

Ward: West Fife And Coastal Villages

Proposal: Prior Approval for installation of telecoms base station
Site: Land at Moorlands, Kelty

Location: Land 330M East Of Moorlands Kelty Fife

Applicant: EE (UK) Ltd. & Hutchison UK Ltd. Thames Tower Station Road Reading RG1
1LX

Agent: Robert Poulter 1A Station Court Station Road Guiseley LS20 8EY

Application Permitted - no conditions

195 **Application No:** 23/01839/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Siting of mobile home for use as ancillary accommodation to dwellinghouse (Class 9)

Location: Chapelhill Farm Kilbagie Street Kincardine Alloa Fife FK10 4QF

Applicant: Mr William Buchanan Chapelhill Farm Kilbagie Street Kincardine FK10 4QF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the temporary structure hereby approved shall be removed from the site and the site reinstated to its original condition no later than 3 years from the date of this consent unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.

196 **Application No:** 23/02080/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows and doors

Location: 23 Kirk Street Kincardine Alloa Fife FK10 4PT

Applicant: Mrs S Smith 23 Kirk Street Kincardine UK FK10 4PT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

197 **Application No:** 23/02608/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: West Lethans Bungalow Knockhill Dunfermline Fife KY12 9TF

Applicant: Mrs Tracy Wheeler West Lethans Bungalow Knockhill Dunfermline Fife KY12 9TF

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

198 **Application No:** 23/02755/APN

Date Decision Issued: 20/10/2023

Ward: West Fife And Coastal Villages

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

Location: Langfauld Steading Cowstrandburn Saline Dunfermline Fife KY12 9HR

Applicant: Mr Kevin Davidson Langfauld Steading Cowstrandburn Saline Dunfermline
Fife KY12 9HR

Agent:

Application Permitted - no conditions

199 **Application No:** 23/02220/FULL

Date Decision Issued: 23/10/2023

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic outbuilding and formation of paved surface

Location: 18 Erskine Brae Culross Dunfermline Fife KY12 8HZ

Applicant: Mr Grant Ferguson 18 Erskine Brae Culross Dunfermline Fife KY12 8HZ

Agent: Daniel Henderson Holly Cottage Braeface Road near Banknock Bonnybridge
Scotland FK4 1UE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE OUTBUILDING HEREBY APPROVED BECOMES OPERATIONAL, the agreed compensatory tree planting (i.e. 2 Silver Birch) shall be carried out on site and this shall be in advance of the next available tree growing season unless otherwise agreed in writing with this Planning Authority. Thereafter, should the replanted tree(s) die within the first 36 months of planting, they should be replanted at the expense of the landowner.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of preserving natural heritage.