



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 12/26/2022 - 1/22/2023

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

1 **Application No:** 22/02320/LBC **Date Decision Issued:** 17/01/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed Building Consent for installation of replacement windows and door to the rear of dwellinghouse (work completed).

Location: 7 Wilson Square Methilhill Leven Fife KY8 2EF

Applicant: Ms Lynn Morris 7 Wilson Square Methilhill Leven Fife KY8 2EF

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

Application Withdrawn

2 **Application No:** 22/03907/FULL **Date Decision Issued:** 18/01/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of switch room

Location: Site At Fife Energy Park Links Drive Methil Fife

Applicant: SGN Axis House 5 Loanehead Drive Edinburgh UK EH28 8TG

Agent: Colin Bryans 1 West Regent Street Glasgow Scotland G2 1RW

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.

3 **Application No:** 22/03861/CLP **Date Decision Issued:** 06/01/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of Lawfulness (Proposed) for single storey (infill) extension and hard surface terrace to rear of dwellinghouse

Location: 9 Broomhill Avenue Burntisland Fife KY3 0BW

Applicant: Mr Stephen Howarth 9 Broomhill Avenue Burntisland Kirkcaldy Fife KY3 0BW

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

Application Permitted - no conditions

4 **Application No:** 22/03953/FULL **Date Decision Issued:** 19/01/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of domestic garage and formation of dormer extension to rear of dwellinghouse

Location: Muirhead Steading Muirhead Farm Muirhead Lochgelly Fife KY5 0AU

Applicant: Mr Derek Kirk Muirhead Steading Muirhead Farm Muirhead Lochgelly Fife KY5 0AU

Agent: Scott Dalrymple 49 Coldstream Avenue Leven United Kingdom KY8 5TW

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

Reason(s):

1. In order to 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.

5 **Application No:** 22/04115/FULL **Date Decision Issued:** 19/01/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Proposed single storey extension to property rear

Location: 20 Pettycur Road Kinghorn Burntisland Fife KY3 9RL

Applicant: Mr & Mrs M Reece 20 Pettycur Road Kinghorn Burntisland Fife KY3 9RL

Agent: Stephen Fraser 29 Arkaig Drive Crossford Scotland KY12 8YW

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:** 22/03110/FULL **Date Decision Issued:** 20/01/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of dormer extension and erection of single storey outbuilding to front of dwellinghouse (retrospective - partial amendments to planning application 21/01572/FULL).

Location: 4 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr Mark Lynch 4 Lakeside Road Kirkcaldy United Kingdom KY2 5QJ

Agent:

Application Permitted - no conditions

7 **Application No:** 22/02516/FULL

Date Decision Issued: 12/01/2023

Ward: Cowdenbeath

Proposal: Erection of dwellinghouse (Class 9) and associated development on land adjacent to Plot 5 of adjacent development

Location: Whitehill Sawmill Parkend Crossgates Cowdenbeath Fife KY4 8EX

Applicant: Mr James Thomson Ferry View Whitehill Sawmill Parkend Cowdenbeath United Kingdom KY4 8EX

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

Application Refused

Reason(s):

1. In the interests of safeguarding the character and qualities of the rural landscape from unplanned, unjustified, sporadic and ad-hoc development; the development proposals being expected to contribute cumulatively to the gradual erosion of that character and those qualities; contrary to the provisions of policies 1: Development Principles, 7: Development in the Countryside, 8: Houses in the Countryside and 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018); which provisions seek to manage the demand for new housing in the countryside.
2. In the interest of visual amenity; the proposal would not follow the appearance and prevailing pattern of development of the adjacent housing cluster and countryside setting in terms of site layout, scale and massing, contrary to Policy 1: Development Principles, Policy 7: Development in the Countryside, Policy 8: Houses in the Countryside and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interest of amenity; the requested acoustic report has not been submitted, thereby failing to demonstrate that there would not be a significant detrimental impact on the amenity of the proposed house from noise generated by the neighbouring kennels nor that the proposed development would not prejudice the existing business. Furthermore, the proposed development would result in a significant detrimental impact on the amenity of the proposed house due to the size and layout of the proposed amenity space, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interest of flood prevention and the water environment; no evidence has been submitted to demonstrate that the existing SuDS system has capacity for the additional dwelling, thereby failing to demonstrate that there would be no significant detrimental impact with regard to flooding/drainage, contrary to Policy 1: Development Principles and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan 2017.

8 **Application No:** 22/03809/FULL **Date Decision Issued:** 10/01/2023

Ward: Cupar

Proposal: Single storey extension and raised platform/steps to rear of dwellinghouse

Location: Highfield Schoolhill Ceres Cupar Fife KY15 5NJ

Applicant: Mr Martin Kay Highfield Schoolhill Ceres Cupar Fife KY15 5NJ

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

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.

9 **Application No:** 22/03827/FULL **Date Decision Issued:** 10/01/2023

Ward: Cupar

Proposal: Erection of detached domestic garage

Location: Jubilee Cottage Makgill Row Springfield Cupar Fife KY15 5SA

Applicant: Mr Lee Falconer Jubilee Cottage Makgill Row Springfield Cupar Fife KY15 5SA

Agent: GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

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.

10 **Application No:** 22/03681/FULL

Date Decision Issued: 12/01/2023

Ward: Cupar

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

Location: 47 Sandylands Road Cupar Fife KY15 5JR

Applicant: Mr John McDermott 47 Sandylands Road Cupar Fife KY15 5JR

Agent: Joe Narsapur 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.

11 **Application No:** 22/02188/FULL

Date Decision Issued: 18/01/2023

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse and porch extension to front of dwellinghouse.

Location: 1 Edenbridge Ladybank Road Pitlessie Cupar Fife KY15 7SL

Applicant: Mr Iain Currie 1 Edenbridge Ladybank Road Pitlessie Cupar Fife KY15 7SL

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.
2. BEFORE THE REAR EXTENSION AND DECKED PATIO AS SHOWN ON APPROVED DRAWING 03C IS BROUGHT INTO USE a 1.6 metre high privacy screen shall be placed on the east side of the raised deck/patio as shown and shall be thereafter be permanently maintained.
3. FOR THE AVOIDANCE OF DOUBT, no glazed opening shall be formed off the east elevation of the proposed rear extension hereby approved at a later date without the express consent of the Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, and unless otherwise agreed in writing with this Planning Authority, the re-aligned mutual right of access coloured blue on the Block Plan of approved drawing number 01D shall be routed around the proposed access stair serving the deck/patio and shall be put in place BEFORE the rear extension is occupied and shall be thereafter permanently maintained.
5. The front porch roof shall be finished in Lincoln Rustic clay pantiles as shown on approved drawing 05 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 safeguarding the privacy and amenity of the adjoining neighbouring property.
3. In the interests of safeguarding the privacy and amenity of the adjoining neighbouring property.
4. In the interests of pedestrian safety and to ensure that existing legal rights of access are maintained.
5. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

12 **Application No:** 22/03769/FULL

Date Decision Issued: 20/01/2023

Ward: Cupar

Proposal: One and a half storey extension to side of dwellinghouse

Location: 1 Castlebank Gardens Cupar Fife KY15 4DA

Applicant: Mr John Hutchison 1 Castlebank Gardens Cupar Fife KY15 4DA

Agent: Stuart Graham 31 Binney Wells Kirkcaldy Scotland KY1 2BE

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 roof tiles to the extension hereby approved shall match the roof tiles of the existing dwellinghouse in terms of type, material finish and colour.
3. PRIOR TO THE FIRST OCCUPATION OF THE EXTENSION HEREBY APPROVED, the garage as shown on approved drawings 02 and 04 shall provide 1 no. off-street parking space which shall be retained and kept available 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 interest of road safety; to ensure that the existing off street parking provision remains in perpetuity.

13 **Application No:** 22/03272/FULL **Date Decision Issued:** 09/01/2023

Ward: Dunfermline Central

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

Location: Balcairn Viewfield Terrace Dunfermline Fife

Applicant: Mr Douglas Rutherford 6 Transy Place Dunfermline KY12 7QN

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. PRIOR TO THE OCCUPATION OF THE DWELLING; there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces 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. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

14 **Application No:** 22/03885/FULL **Date Decision Issued:** 09/01/2023

Ward: Dunfermline Central

Proposal: Porch extension to front of dwellinghouse

Location: 6 Cairn Grove Crossford Dunfermline Fife KY12 8YD

Applicant: Mr K McGinty 6 Cairn Grove Crossford KY12 8YD

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

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:** 22/03160/LBC

Date Decision Issued: 12/01/2023

Ward: Dunfermline Central

Proposal: Internal alterations installation of roof windows and formation of dormers.

Location: 1 Douglas Street And 82 High Street Dunfermline Fife KY12 7AT

Applicant: Mr Nihat Oymak 82 High Street Dunfermline uk ky12 7at

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

Application Refused

Reason(s):

1. In the interests of preserving the character of the Category "B" Listed Building; it is considered that there is insufficient information and evidence by way of the lack of detailed drawings and supporting information that illustrates the proposed internal works would not significantly alter any features of the remaining architectural or historic interests within the listed building. As such, the application is therefore contrary to Scottish Planning Policy (Valuing the Historic Environment) (2014), Historic Environment Scotland Policy Statement (2019), Managing Change in the Historic Environment - Interiors (2016) and Policies 1 and 14 of the Adopted FIFEplan (2017).

16 **Application No:** 22/03579/FULL **Date Decision Issued:** 19/01/2023

Ward: Dunfermline Central

Proposal: Formation of a raised platform to rear of dwellinghouse

Location: 26 Knowehead Road Crossford Dunfermline Fife KY12 8QF

Applicant: Mr & Mrs M Martin 26 Knowehead Road Crossford Dunfermline Fife KY12 8QF

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

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.

17 **Application No:** 23/00019/CLP

Date Decision Issued: 19/01/2023

Ward: Dunfermline Central

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

Location: 11 Foresters Lea Crescent Dunfermline Fife KY12 7TE

Applicant: Ms L Almond 11 Foresters Lea Crescent Dunfermline Fife KY12 7TE

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

Application Permitted - no conditions

18 **Application No:** 22/04240/CLP

Date Decision Issued: 30/12/2022

Ward: Dunfermline North

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

Location: 48 Leys Park Road Dunfermline Fife KY12 0AA

Applicant: Mr S Ellis 48 Leys Park Road Dunfermline Fife KY12 0AA

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

Application Permitted - no conditions

19 **Application No:** 22/03665/FULL **Date Decision Issued:** 19/01/2023

Ward: Dunfermline North

Proposal: Dormer extension to front and rear of dwellinghouse and minor alteration to approved porch (22/00692/FULL)

Location: 15 Watson Place Dunfermline Fife KY12 0DR

Applicant: Miss Darci Walls 15 Watson Place Dunfermline Fife KY12 0DR

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.

20 **Application No:** 22/01054/FULL

Date Decision Issued: 20/01/2023

Ward: Dunfermline South

Proposal: Alterations to and change of use from storage building (Class 6) to shisha bar (Sui Generis) (Retrospective)

Location: 22 Duncan Crescent Dunfermline Fife KY11 4BT

Applicant: Mr M Arslan 33 Stanley Gardens Glenrothes Fife KY7 4DA

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

Refusal/Enforcement Action

Reason(s):

1. The application proposal would result in unacceptable significantly detrimental residential amenity impact on neighbouring residential properties by virtue of increased levels of activity (vehicular/pedestrian) in a quiet backland area. The application proposal is therefore contrary to FIFEplan (2017) Policies 1, 6, 10 and Making Fife's Places Supplementary Planning Guidance (2018).
2. The application proposal would result in unacceptable significantly detrimental road safety impacts on the surrounding area by virtue of generating an increased parking demand, in an area which is used for servicing neighbouring commercial units, resulting in unsafe environment for both vehicles and pedestrians. The application proposal is therefore contrary to FIFEplan (2017) Policies 1, 3, 10 and Making Fife's Places Supplementary Planning Guidance (2018).

21 **Application No:** 22/03628/FULL **Date Decision Issued:** 09/01/2023

Ward: East Neuk And Landward

Proposal: Two storey extension to rear of dwellinghouse

Location: 1 Danes Dyke Craighead Farm Crail Anstruther Fife KY10 3XN

Applicant: Mr & Mrs Colin & Heather Sullivan 1 Danes Dyke Craighead Farm Crail Anstruther Fife KY10 3XN

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.

22 **Application No:** 22/03251/FULL **Date Decision Issued:** 11/01/2023

Ward: East Neuk And Landward

Proposal: Painting of exterior of the front of dwellinghouse, lintels and door (retrospective)

Location: 20 Castle Street Crail Anstruther Fife KY10 3SH

Applicant: Mr Shields Henderson The Puffins 66 The Puffins Nethergate south Crail,
Anstuther United Kingdom KY10 3TZ

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of four holiday homes, visitor reception building, W.C. Block, helicopter landing facility and pump house building with associated parking and landscaping (Section 42 application to remove condition 2 of planning reference 19/01134/FULL)

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

Applicant: Mr John Ainscough Bowhill House Peat Inn Cupar Scotland KY15 5LL

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 holiday letting apartments hereby approved shall be used as holiday accommodation only and not as permanent dwelling units. Each single letting period of the said apartments shall not exceed 12 consecutive weeks in any calendar year.
2. Prior to the commencement of works, an amended woodland planting plan shall be submitted to and agreed in writing with the Council as Planning Authority. This shall detail a belt of continuous planting (integrating existing planting where applicable) along the inside of the southern boundary of the field along that lies to the south of the access serving the development (the section of boundary in question being between the public road to the west and the approved service building to the west). The planting belt shall have a depth of at least 15m (as measured inward from the boundary). The northern area of woodland planting shall not have a straight edge and be defined by a suitable mix of native species which are then enclosed by a stob-and-wire fence. The woodland planting plan shall also provide details of the standard of planting proposed to ensure the trees planted shall be formed of a suitable girth and height planting to ensure the trees proposed take root. In addition, a tree care plan and arboricultural method statement shall also required to be agreed in writing with the Council as Planning Authority prior to the commencement of works. Thereafter the agreed landscaping plan shall be implemented in full within the first planting season, insofar as it has not been superseded by further agreed landscaping plans, following the completion and occupation of the first holiday home with the full requirements of the tree care plan and arboricultural method statement complied with in full at the time of planting and thereafter for the lifetime of the development. For the avoidance of doubt, the most up to date agreed landscaping plan shall be completed in full by the completion of the 4th and final unit unless otherwise agreed in writing with the Council as Planning Authority
3. Prior to any works starting on site, a new vehicular access shall be formed at the point as shown on Drawing No. 33-02 Rev D.
4. Prior any other works starting on site, the new vehicular access to the site 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 three metre length of the vehicular access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior any other works starting on site, an access bellmouth from the public road shall be constructed with a minimum throat width of 5.5 metres with 6.0 metre radius kerb for a length of 5.0 metres from the adjoining road channel line in accordance with the current Fife Council Transportation Development Guidelines.
6. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.
7. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 6 development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
8. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 7 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion

9. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion
10. Following completion of any measures identified in the approved Remediation Strategy or any approved revised 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been 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 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.

12. Prior to the occupation of the first holiday unit or any activities of the Helicopter Landing Site, visibility splays of 4.5m x 100m shall be provided to the North and 4.5 m x 150m shall be provided 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 Fife Council Transportation Development Guidelines.
13. Prior to occupation of any of the residential properties or any activities of the Helicopter Landing Site, off street parking spaces shall be provided within the curtilage of the site as shown on Drawing No. 33-02 Rev D in accordance with the current Fife Council Transportation Development Guidelines.
14. Prior to the new access coming into use, the existing vehicular access shall be closed off to all vehicular traffic by permanent means.
15. Prior to the commencement of works, an amended drainage layout drawing shall be submitted to and agreed in writing with the Council as Planning Authority. This shall account for the realigned access and building position as detailed the site plan hereby approved. Thereafter the amended drainage plan shall be implemented in full prior to the first holiday home being brought into use.
16. All vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year unless the site is first surveyed by a suitably qualified person and the findings, and any associated mitigation, have been submitted to, and approved in writing by, Fife Council as Planning Authority.

Reason(s):

1. To ensure the development is restricted to holiday accommodation only and not permanent residential accommodation.
2. To ensure sufficient tree and habitat replacement to offset the loss of trees and habitat resulting from the siting of the approved lodges.
3. In the interest of road safety; to ensure that, due to the increase in vehicular traffic visiting the site, an improved access is used to access and egress the site.
4. 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.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. To ensure potential risk arising from previous site uses has been assessed.

7. To evaluate the risk from any actual or potential contamination.
8. To ensure the proposed remediation strategy is suitable.
9. To ensure remedial works are carried out to the agreed protocol.
10. To provide verification that remediation has been carried out to the planning authority's satisfaction.
11. To ensure all contamination within the site is dealt with.
12. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
13. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
14. In the interest of road safety; to ensure that only one access is used to access and egress the site.
15. To define the terms of this permission.
16. In the interests of safeguarding nesting birds.

24 **Application No:** 22/03972/LBC

Date Decision Issued: 12/01/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent to repaint exterior of the front of dwellinghouse (work completed)

Location: 20 Castle Street Crail Anstruther Fife KY10 3SH

Applicant: Mr Sheilds Henderson 20 Castle Street Crail Anstruther Fife KY10 3SH

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

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Erection of two dwellinghouses**Location:** Site Adjacent To Old School House Rodger Street Cellardyke Fife KY10 3HU**Applicant:** Mr Darren Lynch Old School House Rodger Street Cellardyke Fife KY10 3HU**Agent:** charlie bowman 23 EMSDORF STREET LUNDIN LINKS LEVEN uk KY8 6HL**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 any works starting on site, the vehicular 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.
3. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse, off street parking shall be provided as shown on Drawing No.3B 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
5. Prior to the 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
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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 avoid severe gradients which would render the driveways unsuitable for vehicular use
3. in the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. 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.

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

26 **Application No:** 22/03725/ADV

Date Decision Issued: 13/01/2023

Ward: East Neuk And Landward

Proposal: Display of various signage and exterior lighting to Public House

Location: Ship Tavern 49 Shore Street Anstruther Fife KY10 3AQ

Applicant: Andy Beetham Unit 2 Warehouse 5 Telford Road Glenrothes Scotland KY7 4NX

Agent: Andy Beetham SR Signs Wortley Moor Lane Leeds England LS12 4HX

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, all the lettering and finishes to the signage hereby approved shall be of a matt finish.
3. All signs and lanterns adjacent to the footways/footpaths shall be mounted with a minimum clear distance of 2.25 metres between the base of the lanterns and projecting sign and the public footway.
4. FOR THE AVOIDANCE OF DOUBT, all external illumination hereby approved shall not be operated out with opening hours of the Public House without the formal prior written approval of 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 visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and the Anstruther Conservation Area.
3. In the interests of road and pedestrian safety.
4. In the interests of residential amenity and to retain proper control over the development proposal.

27 **Application No:** 22/03726/LBC

Date Decision Issued: 13/01/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of signage and exterior lighting to Public House

Location: Ship Tavern 49 Shore Street Anstruther Fife KY10 3AQ

Applicant: Thunder Holding Ltd Unit 2 Warehouse 5 Telford Road Glenrothes Scotland KY7 4NX

Agent: Andy Beetham SR Signs Wortley Moor Lane Leeds England LS12 4HX

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, all the lettering and finishes to the signage hereby approved shall be of a matt finish.
3. All signs and lanterns adjacent to the footways/footpaths shall be mounted with a minimum clear distance of 2.25 metres between the base of the lanterns and projecting sign and the public footway.
4. FOR THE AVOIDANCE OF DOUBT, all external illumination hereby approved shall not be operated out with opening hours of the Public House without the formal prior written approval of 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 visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and the Anstruther Conservation Area.
3. In the interests of road and pedestrian safety.
4. In the interests of residential amenity and to retain proper control over the development proposal.

28 **Application No:** 22/03765/FULL

Date Decision Issued: 16/01/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and rooflight to dwellinghouse

Location: 7 Virgin Square St Monans Anstruther Fife KY10 2AA

Applicant: Mr N. Newark & Ms R. Scott 7 Virgin Square St Monans Anstruther Fife KY10 2AA

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 proposed windows hereby approved shall be finished externally in white painted timber framed windows, traditionally constructed with astragal detail to match existing and thereafter permanently maintained as such with no trickle vents visible externally.

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 are maintained.

29 **Application No:** 22/03766/LBC

Date Decision Issued: 16/01/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and rooflight to dwellinghouse

Location: 7 Virgin Square St Monans Anstruther Fife KY10 2AA

Applicant: Mr N. Newark & Ms R. Scott 7 Virgin Square St Monans Anstruther Fife KY10 2AA

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 proposed windows hereby approved shall be finished externally in white painted timber framed windows, traditionally constructed with astragal detail to match existing and thereafter permanently maintained as such with no trickle vents visible externally.

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 are maintained.

30 **Application No:** 22/03745/FULL **Date Decision Issued:** 17/01/2023

Ward: East Neuk And Landward

Proposal: Alterations and single storey extension to dwellinghouse

Location: 3 Scott Garden Kingsbarns St Andrews Fife KY16 8TL

Applicant: Mr Ron Smart 3 Scott Garden Kingsbarns St Andrews Fife KY16 8TL

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

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.

31 **Application No:** 21/00667/NMV1 **Date Decision Issued:** 18/01/2023

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse - non material variation to approved 21/00667/FULL to increase height of extension and reduce window dimension

Location: 4 Woodside Place Elie Leven Fife KY9 1DZ

Applicant: Mr Matthew McCarter & Mr Stuart Hadden 4 Woodside Place Elie Scotland KY9 1DZ

Agent: Gareth Jones 32/ Netherby Road Edinburgh

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Installation of replacement roofing and photovoltaic panels and rainwater goods and air source heat pump and electric vehicle charging unit

Location: Village Hall 2 Main Street Colinsburgh Leven Fife KY9 1LN

Applicant: Colinsburgh Town Hall Committee Village Hall 2 Main Street Colinsburgh Leven Fife KY9 1LN

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.
3. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) to the re-pointing works to the external walls.
4. FOR THE AVOIDANCE OF DOUBT, all stone details and repairs 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 the residential amenity of the owners and the neighbouring properties.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Conservation Area.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Conservation Area.

33 **Application No:** 22/04080/CLP

Date Decision Issued: 19/01/2023

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for a single storey extension and the installation of 1 No. rooflight to dwellinghouse

Location: The Coach House Falfield Steadings Falfield Largoward Cupar Fife KY15 5LJ

Applicant: Mr & Mrs James & Winsome Aird The Coach House Falfield Steadings Falfield Largoward Cupar Fife KY15 5LJ

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

Application Permitted - no conditions

34 **Application No:** 22/03794/FULL

Date Decision Issued: 20/01/2023

Ward: East Neuk And Landward

Proposal: Alterations to outbuilding including replacement door, installation of rooflights and external painting

Location: 66 James Street Cellardyke Anstruther Fife KY10 3AY

Applicant: Mr & Mrs John & Carol Campbell 66 James Street Cellardyke Anstruther Fife KY10 3AY

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. FOR THE AVOIDANCE OF DOUBT, the proposed outbuilding hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the associated dwellinghouse as a domestic garage and hobby room and not as a permanent separate dwellinghouse. Furthermore, the outbuilding shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
3. No trade or business shall be carried out from the outbuilding, nor shall the outbuilding be used in any manner incidental to a trade or business, 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 order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
3. The location of the outbuilding renders it unsuitable for commercial use.

35 **Application No:** 22/04201/CLP

Date Decision Issued: 05/01/2023

Ward: Glenrothes Central And Thornton

Proposal: Certificate of Lawfulness (Proposed) for interior alterations and the installation of one rooflight and a replacement external door to dwellinghouse.

Location: Westgate Steading Westgate Coaltown Of Balgonie Glenrothes Fife KY7 6HL

Applicant: Mr & Mrs N Smerdon Westgate Steading Westgate Coaltown Of Balgonie Glenrothes Fife KY7 6HL

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

Application Permitted - no conditions

36 **Application No:** 22/03800/TPN

Date Decision Issued: 20/01/2023

Ward: Glenrothes Central And Thornton

Proposal: Prior Notification for installation of 20m telecommunications monopole and associated cabinets

Location: Street Record Colliston Avenue Glenrothes Fife

Applicant: CK Hutchison Networks (UK) Ltd 450 Longwater Avenue Reading RG30 3UR

Agent: Dot Surveying Ltd Tom Gallivan 14 Inverleith PLace Edinburgh EH3 PZ

Application Permitted - no conditions

37 **Application No:** 23/00083/ADV

Date Decision Issued: 20/01/2023

Ward: Glenrothes Central And Thornton

Proposal: Display of 3 internally illuminated fascia signs, 2 internally illuminated projecting signs, 2 internally illuminated ATM surrounds, 8 window vinyls, a non-illuminated wall-mounted nameplate and an internally-housed digital screen to front and side of bank

Location: The Royal Bank Of Scotland 3 Falkland Gate Glenrothes Fife KY7 5NS

Applicant: Natwest Group 1 Gogarburn 1st Buisness House, PO Box 1000 Edinburgh EH12 1HQ

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

Application Permitted - no conditions

38 **Application No:** 22/03806/LBC

Date Decision Issued: 12/01/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed Building Consent for repositioning of extensions and external alterations (18/02426/LBC)

Location: Leslie House Glenrothes Fife

Applicant: Mr Steven 26 George Square Edinburgh Scotland EH8 9LD

Agent: Hunzinger Jonathan 108 St Clair Street Kirkcaldy Scotland 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.

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.

39 **Application No:** 22/03926/FULL **Date Decision Issued:** 13/01/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of replacement fencing to side/rear of dwellinghouse

Location: 15 Valley Gardens Leslie Glenrothes Fife KY6 3BF

Applicant: Mr Lawrie Spence 15 Valley Gardens Leslie KY6 3BF

Agent: Michael Spence 20 Greenwell Park Glenrothes KY6 3QH

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.

40 **Application No:** 22/02894/FULL

Date Decision Issued: 29/12/2022

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from shop (Class 1) to hot food takeaway (Sui Generis) and installation of extraction system

Location: 69 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Yuvi's 69 Main Street Kinglassie United Kingdom KY5 0XA

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

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 hereby approved hot food takeaway coming into use the recommended upgrades to the separating wall as outlined within the noise report prepared by Robin Mackenzie Partnership (RMP) shall be implemented in accordance with the specifications detailed in section 4.5 of the noise report. The recommended wall lining shall be fitted along the entire separating wall and shall be retained for the lifetime of the development.
3. FOR THE AVOIDANCE OF DOUBT, prior to the hereby approved hot food takeaway coming into use a 600mm silencer shall be fitted to the extract ducting as per the recommendations set out in section 4.13 of the noise report prepared by Robin Mackenzie Partnership (RMP) and shall thereafter be 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 residential amenity; to achieve the required sound insulation levels and NR15 local authority criteria levels between the hot food takeaway and neighbouring residential property.
3. In the interests of residential amenity; to ensure no exceedance occurs from the hereby approved extract system.

41 **Application No:** 22/01987/FULL **Date Decision Issued:** 19/01/2023

Ward: Glenrothes West And Kinglassie

Proposal: Alterations and extensions to warehouse

Location: Southfield Industrial Estate 32 Rutherford Road Glenrothes Fife KY6 2RT

Applicant: Sasgo Ltd 14 Faraday Road Glenrothes Scotland KY6 2RU

Agent: Ross McAndrew Atlantic Chambers 1A Cadogan Street Glasgow Scotland G2 6QE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first occupation of the extended part of the warehouse, there shall be provided within the curtilage of the site 34 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 9905 (PL) 220513-05A. The parking spaces shall be retained for the lifetime of the development.

2. Prior to the first occupation of the extended part of the warehouse, two goods servicing areas shall be provided within the curtilage of the site as per the layout shown on Drawing No 9905 (PL) 220513-05A. The servicing areas shall be retained for the lifetime of the development.

3. No development shall commence until;

a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

4. Prior to the development being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the 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.

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

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

6. The 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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate servicing facilities.
4. To ensure that the site is made safe and stable for the proposed development.
5. To ensure that the site is made safe and stable for the proposed development.
6. To ensure all contamination within the site is dealt with.

42 **Application No:** 22/01014/FULL

Date Decision Issued: 05/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of garage and ancillary accommodation

Location: 5 Shorehead Kingskettle Cupar Fife KY15 7PH

Applicant: Mr J Wykes 5 Shorehead Kingskettle Fife KY15 7PH

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 extension hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Should the ancillary residential use cease the extension shall be fully integrated with the main dwellinghouse as additional residential accommodation.

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.

43 **Application No:** 22/04093/APN

Date Decision Issued: 09/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for Farm-related Building Works - improve/upgrade access road

Location: Blinkbonny Dunbog Lindores Fife

Applicant: EB8 Ltd Linden Hall 162-168 Regent St London UK W1B 5TB

Agent: Michael Page Sandpiper House 1 Ruthvenfield Road Perth UK PH1 3EE

Application Permitted - no conditions

44 **Application No:** 22/03884/FULL **Date Decision Issued:** 10/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: Garden House Pitlair Rankeilour Bow Of Fife Cupar Fife KY15 5RF

Applicant: Mr & Mrs Ian Cuthbert Garden House Pitlair Rankeilour Bow Of Fife Cupar Fife KY15 5RF

Agent: Martin Middleton Unit 2/3 Eastfield Business Park Newark Road South Glenrothes Scotland KY7 4NS

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.

45 **Application No:** 22/03908/FULL **Date Decision Issued:** 13/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows & doors

Location: 9 Burnside Auchtermuchty Cupar Fife KY14 7AH

Applicant: Mr & Mrs Ted & Tio Guise White 9 Burnside Auchtermuchty Cupar Fife KY14 7AH

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.

46 **Application No:** 22/03909/LBC **Date Decision Issued:** 13/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows & doors

Location: 9 Burnside Auchtermuchty Cupar Fife KY14 7AH

Applicant: Mr & Mrs Ted & Tio Guise White 9 Burnside Auchtermuchty Cupar Fife KY14 7AH

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for erection of dwellinghouse and formation of access.
Location: Land 150M South Of Kedlock House Kedlock Rathillet Fife
Applicant: Miss Victoria Flynn Kedlock House Cupar Fife Scotland KY15 4PY
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The 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 hedges, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (g) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).

No 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. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
4. Prior to any works starting on site, visibility splays of 3m x 210m in the direction to the South and 3m x 140m in the direction to the North shall be provided at the junction of the private access and the adjacent public road and shall thereafter be kept clear of all obstructions no higher than 1.05m.
5. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall

be retained throughout the lifetime of the development for the purposes of off street parking.

6. Before any works commence on site; full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.

Reason(s):

1. 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 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 order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. In the interest of road safety, to ensure that adequate visibility splays are provided at the junction access with the public road.
5. To ensure the provision of an adequate off street parking facilities.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.

48 **Application No:** 22/02116/LBC

Date Decision Issued: 20/01/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations to dwellinghouse (including part demolition)

Location: Ashvilla 26 Station Road Kingskettle Cupar Fife KY15 7PX

Applicant: Mr Alistair Paterson Ashvilla 26 Station Road Kingskettle Cupar Fife KY15 7PX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, details of the specification and colour of the proposed external finishes for the paintwork to the existing and proposed rainwater goods including the proposed colour finish for the wet dash render, shall be submitted for approval in writing by this Planning Authority. FOR THE AVOIDANCE OF DOUBT all new soil vent pipes and rainwater goods shall be constructed of cast aluminium and painted grey following agreement of colours and shall be retained as such for the lifetime of the development.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows noted as W10 and W11 on the approved drawing no. 3283-PP-SC01 Rev B shall open in a traditional sash and case manner.
3. FOR THE AVOIDANCE OF DOUBT, the proposed window astragals for the timber bi-fold doors hereby approved shall be integral to the glazing panes and shall match those of the approved astragals for the timber sash and case windows as shown on the approved drawing number 3283-PP-SC01.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building and to correct the drawing design of these windows on the approved plan.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.

49 **Application No:** 22/03863/FULL

Date Decision Issued: 06/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse with associated decking

Location: 2 Cramond Place Dalgety Bay Dunfermline Fife KY11 9LS

Applicant: Mr & Mrs - Evans 2 Cramond Place Dalgety Bay Dunfermline Fife KY11 9LS

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. 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.

50 **Application No:** 22/03892/CLP

Date Decision Issued: 12/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for change of use from shop (Class 1) to veterinary clinic (Class 2)

Location: 10 Bay Centre Regents Way Dalgety Bay Dunfermline Fife KY11 9YD

Applicant: Mr Alex Lord 10 Regents Way, Dalgety Bay, KY11 9UY 10 1 Wayfarers Way Dalgety Bay Scotland KY11 9GQ

Agent:

Application Refused

Reason(s):

1. In accordance with The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, a change of use from Class 1 to Class 2 does not constitute permitted development. As such, planning permission is therefore required for the proposed use change of use.

51 **Application No:** 22/03973/CLE

Date Decision Issued: 12/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (existing) for use of dwellinghouse as short term holiday let

Location: 2 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

Applicant: Mr Stephen Macintosh 1 East Bay North Queensferry Fife KY11 1JX

Agent:

Application Permitted - no conditions

52 **Application No:** 20/02623/NMV1

Date Decision Issued: 16/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Approval of matters specified by Condition 1 (A-E) of planning permission 17/02487/PPP for a residential development of 84 units, associated SUDS, drainage infrastructure, access arrangements, roads, footpaths, open space and landscaping. (Non-Material Variation to 20/02623/ARC for amendments to landscaping at site entrance)

Location: Land To The South Of Main Street Aberdour Fife

Applicant: CALA Homes (East) Ross Carruthers Cairnlee House Callendar Business Park Falkirk FK1 1XE

Agent:

Application Permitted - no conditions

53 **Application No:** 22/03862/FULL **Date Decision Issued:** 18/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Porch extension to front of dwellinghouse and side extension

Location: 23 Alma Street Inverkeithing Fife KY11 1DB

Applicant: Mr D Allan 23 Alma Street Inverkeithing Fife KY11 1DB

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.

54 **Application No:** 22/04048/FULL **Date Decision Issued:** 19/01/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear

Location: 14 St Fillans Crescent Aberdour Burntisland Fife KY3 0XF

Applicant: Mr Niall Crichton 14 St Fillans Crescent Aberdour Burntisland Fife KY3 0XF

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.

55 **Application No:** 22/02596/FULL

Date Decision Issued: 06/01/2023

Ward: Kirkcaldy Central

Proposal: Two storey extension to side of dwellinghouse

Location: 25 Dunearn Drive Kirkcaldy Fife KY2 6AH

Applicant: Mrs H Buchanan 25 Dunearn Drive Kirkcaldy KY2 6AH

Agent: Colin Watson Exactive House 6 Pitreavie Court Pitreavie Business Park
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.

56 **Application No:** 22/03651/LBC

Date Decision Issued: 06/01/2023

Ward: Kirkcaldy Central

Proposal: Listed building consent for removal of window bars

Location: 6 Kirk Wynd Kirkcaldy Fife KY1 1EH

Applicant: Ms Rachel Burton Wetherspoon House Reeds Crescent Watford United Kingdom WD24 4QL

Agent: Harrison Ince Sunhouse 2-4 Little Peter Street Knott Mill Manchester England M15 4PS

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, any damage left behind to the external fabric of the building shall be made good and re-rendered to match the existing exterior. Any damage left behind to the existing window frames shall be made good and re-painted in a like for like manner.

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 preserving the character of the Listed Building.

57 **Application No:** 22/03845/FULL

Date Decision Issued: 12/01/2023

Ward: Kirkcaldy Central

Proposal: Change of use from office (Class 2) to dwellinghouse (Class 9) and external alterations including the installation of timber door

Location: 3 South Fergus Place Kirkcaldy Fife KY1 1YA

Applicant: Mr Raymond Batey 20 Craigfoot Walk Kirkcaldy KY1 1GA

Agent: Gareth Buchan 9 Laverock Terrace Glenrothes KY7 5HZ

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 DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on approved Drawing No GB/PL/05 (Fife Council Reference 02). The parking spaces shall thereafter be retained for the lifetime of the development.
3. 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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

58 **Application No:** 22/03038/FULL

Date Decision Issued: 20/01/2023

Ward: Kirkcaldy Central

Proposal: Installation of 2 fixed bollards and 1 automatic rising bollard.

Location: Street Record High Street Kirkcaldy Fife

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

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.

59 **Application No:** 21/01503/LBC

Date Decision Issued: 06/01/2023

Ward: Kirkcaldy East

Proposal: Listed building consent for shopfront alterations and installation of fascia signage

Location: 425 - 427 High Street Kirkcaldy Fife KY1 2SG

Applicant: Mr Hasim Akhtar 6 Calender Avenue Kirkcaldy Scotland KY1 2hg

Agent: Michael Paul Roy 31 Lochty Drive Kinglassie Scotland KY5 0YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A finalised fascia signage elevation plan shall be submitted for written approval, including a RAL code for the re-painting of the fascia board and the confirmation of lettering method, by Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT the finalised signage plan shall be submitted and installed within three months of the date of this consent.

Reason(s):

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

60 **Application No:** 21/01511/FULL

Date Decision Issued: 06/01/2023

Ward: Kirkcaldy East

Proposal: Alterations to shop front (retrospective)

Location: 425 - 427 High Street Kirkcaldy Fife KY1 2SG

Applicant: Mr Kasim Akhtar 427 High Street Kirkcaldy sCOTLAND KY1 2SG

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

Application Permitted - no conditions

61 **Application No:** 22/03843/FULL

Date Decision Issued: 19/01/2023

Ward: Kirkcaldy East

Proposal: External alterations, installation of replacement door, and formation of raised platform.

Location: 61 Deas Wharf Kirkcaldy Fife KY1 1JJ

Applicant: Mr Jim Watson 61 Deas Wharf Kirkcaldy Fife KY1 1JJ

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.

62 **Application No:** 22/03798/TPN

Date Decision Issued: 06/01/2023

Ward: Kirkcaldy North

Proposal: Prior Notification for 5G installation including mast and cabinets

Location: Street Record Birnam Road Kirkcaldy Fife

Applicant: CK Hutchison Networks (UK) Ltd 450 Longwater Avenue Reading England
RG30 3UR

Agent: Dot Surveying Ltd Tom Gallivan 14 Inverleith PLace Edinburgh EH3 PZ

Application Permitted - no conditions

63 **Application No:** 22/04009/FULL **Date Decision Issued:** 20/01/2023

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extension to dwellinghouse

Location: Oliphants House Sandy Brae Kennoway Leven Fife KY8 5JN

Applicant: Mr Angus Hodge Oliphants House Sandy Brae Kennoway Leven Fife KY8 5JN

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

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:** 22/04163/FULL **Date Decision Issued:** 20/01/2023

Ward: Leven, Kennoway And Largo

Proposal: Alterations including installation of new patio doors and raising part of the roof of existing extension

Location: 16 Crescent Road Lundin Links Leven Fife KY8 6AF

Applicant: Mr I Watson 16 Crescent Road Lundin Links Leven Fife KY8 6AF

Agent: Kevin Duguid 53 Albert Street Aberdeen Scotland AB25 1XT

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:** 22/01543/FULL

Date Decision Issued: 11/01/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from disused land (Nil Use) to form caravan and boat storage area (Class 6) and erection of boundary fencing and gates (part retrospective)

Location: 44 - 48 Lochleven Road Lochore Lochgelly Fife KY5 8DA

Applicant: Mr Stuart 5 Cartmore Industrial Estate Lochgelly UK KY5 8LL

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

Application Refused

Reason(s):

1. In the interest of safeguarding the Local Shopping Centre. The proposed use would not attract people into the surrounding area or contribute towards the vitality and viability of the Local Shopping Centre and the local economy. As such, the proposal would be contrary to Policies 1 and 6 of the Adopted FIFEplan Local Development Plan (2017).
2. In the interests of visual amenity; the proposal would not be in keeping with its surroundings and would have a detrimental impact on the visual amenity of the surrounding area. As such, the proposal would be contrary to Policies 1, and 10 of the Adopted FIFEplan Local Development Plan (2017).
3. In the interests of road safety; the proposed development would result in an increase in movement of vehicles towing caravans and large boat trailers within a residential area to the detriment of pedestrian safety and therefore would have a significant detrimental impact on road safety. As such, the proposal would be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council's Transportation Development Guidelines.

Ward: Lochgelly, Cardenden And Benarty

Proposal: Replacement two/single storey extension with associated partly covered raised platform to rear, and replacement canopy porch extension, platform and steps to front of dwellinghouse

Location: 19 Woodland Gait Cluny Kirkcaldy Fife KY2 6NS

Applicant: Mr Edward Paterson 19 Woodland Gait Cluny KY2 6NS

Agent: Fouin Bell 1 Johns Place Leith Edinburgh EH6 7EL

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.

67 **Application No:** 22/03952/FULL

Date Decision Issued: 17/01/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Proposed grouting works

Location: Land To The South Of Hall Street Lochgelly Fife

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

Agent: Melissa Green 38 Queen Street Glasgow Scotland G1 3DX

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.

68 **Application No:** 22/03954/FULL **Date Decision Issued:** 19/01/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 16 Clune Terrace Glenraig Lochgelly Fife KY5 8AB

Applicant: Mr James Brown 16 Clune Terrace Glenraig KY5 8AB

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

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:** 22/03574/FULL

Date Decision Issued: 29/12/2022

Ward: St. Andrews

Proposal: Erection of a dwellinghouse and detached garage (substitution of housetype for application 18/01318/ARC)

Location: Balone Cottage Craigtoun St Andrews Fife KY16 8NS

Applicant: Mr & Mrs A. Morris 48 Pitcairn Drive Balmullo St Andrews United Kingdom KY16 0DZ

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. There shall be three (3) off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
3. There shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest 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.

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.
3. in the interests of road safety.

70 **Application No:** 22/03394/FULL

Date Decision Issued: 05/01/2023

Ward: St. Andrews

Proposal: External alterations to flatted dwelling including installation of replacement rooflight

Location: 14B Hope Street St Andrews Fife KY16 9HJ

Applicant: Mr Stuart Saunders 20 Southbourne Road Sheffield United Kingdom S10 2QN

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

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.

71 **Application No:** 22/03395/LBC

Date Decision Issued: 05/01/2023

Ward: St. Andrews

Proposal: Listed Building Consent for external and internal alterations to flatted dwelling including installation of replacement rooflight

Location: 14B Hope Street St Andrews Fife KY16 9HJ

Applicant: Mr Stuart Saunders 20 Southbourne Road Sheffield United Kingdom S10 2QN

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

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:** 22/03544/LBC

Date Decision Issued: 06/01/2023

Ward: St. Andrews

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

Location: 81 Market Street St Andrews Fife KY16 9NX

Applicant: Ms Lucy Anderson 3 Ridgway Havant Hants PO9 1QJ

Agent: Donna Taylor 36 Heath Hurst Road Camden England NW3 2RX

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.

73 **Application No:** 22/03828/FULL

Date Decision Issued: 06/01/2023

Ward: St. Andrews

Proposal: Installation of plant machinery and palisade fence

Location: Aldi Supermarket Tom Stewart Lane St Andrews Fife KY16 8YB

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

Agent: Avison Young (UK) Ltd . 40 Torphichen Street, 6th Floor Edinburgh United Kingdom EH3 8JB

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.

74 **Application No:** 21/03192/NMV1

Date Decision Issued: 09/01/2023

Ward: St. Andrews

Proposal: Single storey extensions to sides of dwellinghouse - Non material variation to approved 21/03192/FULL

Location: 1 Letham Place St Andrews Fife KY16 8RB

Applicant: Mr & Mrs Mcgrath 1 Letham Place St Andrews Fife KY16 8RB

Agent:

Application Permitted - no conditions

75 **Application No:** 22/03319/LBC

Date Decision Issued: 09/01/2023

Ward: St. Andrews

Proposal: Erection of extension and internal and external alterations and installation of replacement windows.

Location: Edenside House Edenside Strathtyrum St Andrews Fife KY16 9SQ

Applicant: Edenside House Ltd Roseangle House 27 Roseangle Dundee United Kingdom DD1 4LS

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.

76 **Application No:** 22/03778/FULL

Date Decision Issued: 09/01/2023

Ward: St. Andrews

Proposal: Dormer extension to rear of dwellinghouse

Location: 30 Spottiswoode Gardens St Andrews Fife KY16 8SB

Applicant: Miss Federica Fina 30 Spottiswoode Gardens St Andrews Fife KY16 8SB

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.

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.

77 **Application No:** 22/03865/ADV

Date Decision Issued: 10/01/2023

Ward: St. Andrews

Proposal: Display of one internally illuminated fascia sign (retrospective)

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

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

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

Application Permitted - no conditions

78 **Application No:** 22/02995/FULL

Date Decision Issued: 12/01/2023

Ward: St. Andrews

Proposal: Change of use from public open space to private garden ground and 2 storey extension to dwellinghouse

Location: 12 Shoolbraids St Andrews Fife KY16 8ER

Applicant: Mr G Gerasimou 12 Shoolbraids St Andrews Fife KY16 8ER

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. PRIOR TO THE FIRST USE OF THE ROOMS WITHIN THE TWO STOREY SIDE EXTENSION, a parking layout shall be provided as shown on approved drawing 03A in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. FOR THE AVOIDANCE OF DOUBT, the timber boundary fence hereby approved shall be detailed and finished as shown on approved drawing 05A unless otherwise agreed in writing by this Planning Authority before works commence 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 the interest of road and pedestrian safety; to ensure that adequate off street parking exists to accommodate the proposal.
3. In the interests of visual amenity; to ensure that the external finishing materials and details are appropriate to the character of the area.

79 **Application No:** 22/03842/FULL

Date Decision Issued: 12/01/2023

Ward: St. Andrews

Proposal: Installation of replacement floodlighting columns including additional column and associated infrastructure

Location: University Of St Andrews North Haugh St Andrews Fife

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

Agent: Nikki McAuley 111 McDonald Road Edinburgh Scotland EH7 4NW

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.

80 **Application No:** 22/03940/CLE

Date Decision Issued: 13/01/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of dwelling house as short term let

Location: 7 Murray Park St Andrews Fife KY16 9AW

Applicant: Ms Lorna Hulme 7 Murray Park St Andrews United Kingdom KY16 9AW

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

Application Permitted - no conditions

81 **Application No:** 22/03718/ADV

Date Decision Issued: 16/01/2023

Ward: St. Andrews

Proposal: Display of one non-illuminated information display board

Location: Holy Trinity Church Logies Lane St Andrews Fife KY16 9NL

Applicant: Mr Tom Quayle The Pitcairn Centre Moidart Drive Glenrothes United Kingdom
KY7 6ET

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all stainless-steel fixings located on the black powder coated steel frame to the front and back of the interpretative sign shall be painted over with a matching matt black paint AT THE TIME OF INSTALLATION OF THE SIGN and be permanently maintained as such.
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 visual amenity; to ensure the sign does not detract from the character and appearance of the surrounding listed buildings and the St. Andrews Conservation Area within which the site is located.

82 **Application No:** 22/03776/LBC

Date Decision Issued: 16/01/2023

Ward: St. Andrews

Proposal: Listed Building Consent for replacement sashes in 1 no. window and installation of draught stripping (3 no. windows and new hinges (2 no. windows)

Location: Old Fishergate House 35 North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr Angus Mitchell Old Fishergate House 35 North Castle Street St Andrews Fife KY16 9BG

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.

83 **Application No:** 22/03775/FULL

Date Decision Issued: 20/01/2023

Ward: St. Andrews

Proposal: Replacement sashes in 1 no. window and installation of draught stripping (3 no. windows and new hinges (2 no. windows)

Location: Old Fishergate House 35 North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr Angus Mitchell Old Fishergate House 35 North Castle Street St Andrews Fife KY16 9BG

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.

84 **Application No:** 22/03889/FULL

Date Decision Issued: 20/01/2023

Ward: St. Andrews

Proposal: Installation of dormer extensions to front and rear of dwellinghouse

Location: 34 Roundhill Road St Andrews Fife KY16 8HE

Applicant: Mrs D Hardin 34 Roundhill Road St Andrews Fife KY16 8HE

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

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:** 23/00015/CLE

Date Decision Issued: 20/01/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of dwellinghouse to ground and upper floors (excluding basement floor) for short term let

Location: Armstrong House 26 Queens Terrace St Andrews Fife KY16 9QF

Applicant: Mr Jim Hayes Armstrong House 26 Queens Terrace Burn House St Andrews United Kingdom KY15 7RQ

Agent: Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

Application Permitted - no conditions

86 **Application No:** 22/03346/FULL

Date Decision Issued: 05/01/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of cottage

Location: Kirkland Cottage Lucklawhill Balmullo St Andrews Fife KY16 0BQ

Applicant: Mrs Helen Barratt 9 Laburnum Grove Burntisland Scotland KY3 9EU

Agent: Gary Mees 15 The Firs Dalgety Bay Dunfermline Scotland KY11 9UH

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.

87 **Application No:** 22/01711/NMV1

Date Decision Issued: 09/01/2023

Ward: Tay Bridgehead

Proposal: External alterations including 1.5 storey extension and dormer extension to sides of dwellinghouse (Non-Material Variation to 22/01711/FULL for amendments including reduction in size of extension and dormer)

Location: Burnside Kirkton Barns Tayport Fife DD6 9PD

Applicant: Mr Angus Blackwood Burnside Kirkton Barns Tayport Fife DD6 9PD

Agent: Richard Keating 149 Market Street St Andrews Scotland KY16 9PF

Application Permitted - no conditions

88 **Application No:** 22/01536/FULL

Date Decision Issued: 12/01/2023

Ward: Tay Bridgehead

Proposal: Erection of polytunnel for research purposes (Class 4)

Location: Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU

Applicant: Rastech Ltd Scottish Oceans Institute St Andrews Scotland KY16 8LB

Agent: Gregor Southall 302 St Vincent Street Glasgow UK G2 5RU

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 DEVELOPMENT IS BROUGHT INTO USE; a Verification Report relating to the implementation of any required gas protection measures shall be submitted by the developer to Fife Council as Planning Authority and no part of the site shall be brought into use until this verification report has been approved 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 provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

89 **Application No:** 22/03730/FULL

Date Decision Issued: 16/01/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse and first floor extension to garage.

Location: 10 Comerton Place Drumoig St Andrews Fife KY16 0NQ

Applicant: Mr. & Mrs. Steve & Sue Doyle 10 Comerton Place Drumoig St Andrews Fife KY16 0NQ

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.

90 **Application No:** 22/02766/PPP

Date Decision Issued: 18/01/2023

Ward: Tay Bridgehead

Proposal: Planning permission in principle for one dwellinghouse with associated infrastructure

Location: 2 Murray Row Balmullo St Andrews Fife KY16 0AF

Applicant: Mr Martin Smith 43 Main Street Balmullo Scotland KY16 0AE

Agent: Andrew Megginson Andrew Megginson Architecture 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

Application Refused

Reason(s):

1. In the interests of protecting road safety, the proposal would result in an increase in two-way traffic along Smithy Road and if the proposed gate at the new access onto the A914 from Smithy Road were to become faulty, break down in an open position or be removed in the future (for which Fife Council as Planning Authority has no control over), the access lane would have the potential to become a short-cut that is not fit for two way traffic. Further to this, the visibility splays are severely restricted at the driveway access of 27 Smithy Road due to the position of the wooden fence on the east boundary of this property. In addition, the proposal is incomplete as the resulting alteration to the existing curtilage of the dwelling at 43 Main Street (within the applicant's ownership) would affect the existing off street parking and turning area within this property. The proposal also provides no detail within this application to indicate what is proposed for this proposed dwelling in terms of the off street parking and turning provision and therefore the proposal as a whole would be contrary to the Scottish Planning Policy (2014); Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation) of the Making Fife's Places Supplementary Guidance (2018).

91 **Application No:** 22/03164/FULL **Date Decision Issued:** 18/01/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse.

Location: 20 Tay Terrace Newport On Tay Fife DD6 8AZ

Applicant: Ms Alyson Leslie 20 Tay Terrace Newport-On-Tay United Kingdom DD6 8AZ

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.

92 **Application No:** 22/03787/FULL

Date Decision Issued: 18/01/2023

Ward: Tay Bridgehead

Proposal: Alteration of boundary wall and formation of vehicular access.

Location: 6 Wellpark Terrace Newport On Tay Fife DD6 8HT

Applicant: Mr. & Mrs. - Collins 6 Wellpark Terrace Newport On Tay Fife DD6 8HT

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.

93 **Application No:** 22/03062/PPP

Date Decision Issued: 20/01/2023

Ward: Tay Bridgehead

Proposal: Erection of a single dwellinghouse and access.

Location: 2 Castle Brae Newport On Tay Fife DD6 8HW

Applicant: Mrs Noreen Fordyce Westcroft 2 Castle Brae Newport on Tay Scotland DD6 8HW

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

Application Refused

Reason(s):

1. In the interests of protecting road safety; visibility splays of at least 2m x 25m are required in directions left and right at the access from the site onto the adjacent public road. In this instance visibility is unacceptably obstructed for vehicles leaving the proposed access onto the B946 classified public road by permanent features which are outwith the applicant's control to the south-west (No 6 Castle Brae). An increase of vehicular traffic over this substandard access would be detrimental to the safety and convenience of all road users. In addition, the application does not show any provision of a turning area to enable vehicles to safely access and egress the adjacent B946 classified public road in a forward gear. As a consequence the proposal would introduce unnecessary reversing manoeuvres over a substandard access onto or from a classified public road which would be to the detriment of road safety for all road users. The proposal is therefore contrary to the Scottish Planning Policy (2014), Policies 1 and 3 of the Adopted FIFEplan - Ffe Local Development Plan (2017) and Fife Council's Making Fife's Places (2018) - Appendix G Transportation Development Guidelines.

94 **Application No:** 22/03816/FULL

Date Decision Issued: 20/01/2023

Ward: Tay Bridgehead

Proposal: Two storey extension to side of dwellinghouse

Location: 26 Rires Road Leuchars St Andrews Fife KY16 0EE

Applicant: Mr Robert Burns 26 Rires Road Leuchars St Andrews Fife KY16 0EE

Agent: Emma McGuinness 1 Erskine Square Dunfermline Fife KY11 4QH

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 USE OF THE ROOMS WITHIN THE TWO STOREY EXTENSION, a new parking layout shall be provided as shown and dimensioned on approved drawing 01A in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such. FOR THE AVOIDANCE OF DOUBT, the existing dropped kerb serving the existing driveway shall be relocated to the northern end of the front site boundary.
3. FOR THE AVOIDANCE OF DOUBT the parking area as shown on approved drawing 01A shall be surfaced in a permeable material unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
4. All proposed external finishing materials including roofing materials and alterations to existing front boundary wall, shall match those of the existing building and boundary wall in size, type, colour, specification, and texture 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 interest of road and pedestrian safety; and to ensure that adequate off street parking exists to accommodate the proposal.
3. To reserve the rights of the Planning Authority with respect to the detailing of the driveway.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

95 **Application No:** 22/03847/FULL

Date Decision Issued: 20/01/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 72 Crosshill Terrace Wormit Newport On Tay Fife DD6 8PS

Applicant: Ms Aileen Robbie 8A Beechwood Terrace West Newport On Tay Fife DD6 8JH

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.

96 **Application No:** 22/03866/FULL

Date Decision Issued: 20/01/2023

Ward: Tay Bridgehead

Proposal: Alterations and single storey extensions to side of dwellinghouse.

Location: Flass Cottage Ericht Road Wormit Newport On Tay Fife DD6 8PT

Applicant: Mr C Hunt Flass Cottage Ericht Road Wormit Newport On Tay Fife DD6 8PT

Agent: Stephen Fraser 27 Gardeners Street Dunfermline Scotland KY12 0RN

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.

97 **Application No:** 22/03867/FULL

Date Decision Issued: 20/01/2023

Ward: Tay Bridgehead

Proposal: Two storey extension to rear of dwellinghouse

Location: 47 Scott Crescent Tayport Fife DD6 9PN

Applicant: Mr Vladimir Janjic 47 Scott Crescent Tayport Fife DD6 9PN

Agent: Stewart Robertson 62 Dock Street Dundee United Kingdom DD1 3DU

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, no glazed openings shall be formed off the first floor east elevation of the rear extension hereby approved at a later date without the express consent of the Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the first floor bedroom window shown on the south elevation of approved drawing 08 shall be a high level window and it shall be placed to ensure a minimum height from internal floor level to cill level measures at least 1.6 metres and shall be 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 safeguarding the residential amenity of the neighbouring property.
3. In the interests of safeguarding the residential amenity of the neighbouring property.

98 **Application No:** 22/03225/LBC

Date Decision Issued: 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: 5 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

99 **Application No:** 22/03226/LBC **Date Decision Issued:** 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: 3 Tanhouse Brae Culross Dunfermline Fife KY12 8HX

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow G2 2JJ

Application Permitted - no conditions

100Application No: 22/03227/LBC

Date Decision Issued: 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: 16 Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

101 **Application No:** 22/03228/LBC

Date Decision Issued: 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: 11 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

102 **Application No:** 22/03354/LBC

Date Decision Issued: 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: Upper West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

103 **Application No:** 22/03447/FULL

Date Decision Issued: 09/01/2023

Ward: West Fife And Coastal Villages

Proposal: External alterations to dwellinghouse

Location: Upper West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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:** 22/03302/LBC

Date Decision Issued: 11/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for internal and external works including the installation of windows and doors and formation of rooflights

Location: Excise Street P C Excise Street Kincardine Alloa Fife FK10 4LN

Applicant: Mrs Sebastian Pietrzak 17-19 Excise Street Kincardine Scotland FK10 4LN

Agent: Sandy Nicol 5 St Leonards Tillicoultry Scotland FK13 6QU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement downpipes as shown on approved drawing 02 are not approved.

Reason(s):

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

105 **Application No:** 22/03304/FULL

Date Decision Issued: 11/01/2023

Ward: West Fife And Coastal Villages

Proposal: Change of use from public convenience (Sui Generis) to form dwelling house (Class 9) including external alterations

Location: 25 Excise Street Kincardine Alloa Fife FK10 4LN

Applicant: Mr Sebastian Pietrzak 17-19 Excise Street Kincardine Scotland FK10 4LN

Agent: Sandy Nicol 5 St Leonards Tillicoultry Scotland FK13 6QU

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 downpipes as shown on approved drawing 02 are not 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 visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

106 **Application No:** 20/03180/NMV1

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Erection of 5 dwellinghouses with associated access, parking and SUDS (Non-Material Variation to 20/03180/FULL to replace timber brise soleil at front elevation with tinted glass

Location: Land At Pitdinnie Road Plots 4-9 Pitdinnie Road Cairneyhill Fife

Applicant: Lesleyann Smith 2 Station Road Cairneyhill Dunfermline Fife KY12 8DH

Agent:

Application Permitted - no conditions

107 **Application No:** 22/03448/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of extract ventilation.

Location: 11 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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.

108 **Application No:** 22/03449/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of extraction fan

Location: 3 Tanhouse Brae Culross Dunfermline Fife KY12 8HX

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow G2 2JJ

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.

109 **Application No:** 22/03450/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of external extraction fan

Location: 5 Mid Causeway Culross Dunfermline Fife KY12 8HS

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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:** 22/03451/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: External alterations to dwellinghouse.

Location: Beechwood Low Causeway Culross Dunfermline Fife KY12 8HN

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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:** 22/03453/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: External alterations including installation of extraction fan.

Location: West Green House West Green Culross Dunfermline Fife KY12 8JH

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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: 22/03522/LBC

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for external alterations including installation of extraction fan

Location: Beechwood Low Causeway Culross Dunfermline Fife KY12 8HN

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

113 **Application No:** 22/03524/LBC

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for external alterations including installation of extraction fan

Location: West Green House West Green Culross Dunfermline Fife KY12 8JH

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

114 **Application No:** 22/03831/FULL

Date Decision Issued: 12/01/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of extract fan

Location: 16 Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

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.

115Application No: 22/02798/CLP

Date Decision Issued: 16/01/2023

Ward: West Fife And Coastal Villages

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

Location: 8 Dovecot Avenue Cairneyhill Dunfermline Fife KY12 8BU

Applicant: Mr T Paterson 8 Dovecot Avenue Cairneyhill Dunfermline United Kingdom KY12 8BU

Agent: Craig Dunn 11 Bank Street Alloa Clackmannanshire FK10 1HP

Application Permitted - no conditions