



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 17/05/2021 - 13/06/2021

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

1 **Application No:** 21/01032/FULL **Date Decision Issued:** 19/05/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 20 Thrush Avenue Buckhaven Fife KY8 1HE

Applicant: Mr Den Young 20 Thrush Avenue Buckhaven Scotland KY8 1HE

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

Application Permitted - no conditions

2 **Application No:** 21/00526/FULL **Date Decision Issued:** 21/05/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use from betting office (Class 2) to hot food takeaway (Sui Generis) and erection of flue to rear

Location: 349 Methilhaven Road Methil Leven Fife KY8 3HR

Applicant: Rhiannon Properties 349 Methilhaven Road Methil Leven Scotland KY8 3HR

Agent: Don Bennett 10 Park Court Glasgow Scotland G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Any operational noise from the use of cooking, heating, re-heating or ventilation equipment shall not exceed NR25 when measured in the nearest house to the premises for which planning permission has been granted.

Reason(s):

1. In the interests of residential amenity.

3 **Application No:** 21/01113/FULL **Date Decision Issued:** 26/05/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 46 Turner Crescent Methil Fife KY8 3DG

Applicant: Mr Mrs O'Sullivan 46 Turner Crescent Methil Scotland KY8 3DG

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

Application Permitted - no conditions

Ward: Buckhaven, Methil And Wemyss Villages
Proposal: Erection of gatehouse, weighbridge, security fence and gate (part retrospect)
Location: Site At Fife Energy Park Links Drive Methil Fife
Applicant: CessCon Decom Ltd 9 Deer Park Avenue Fairways Business Park
Livingston Scotland EH54 8AF
Agent: Nikki McAuley 111 McDonald Road Edinburgh Scotland EH7 4NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

Reason(s):

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

5 **Application No:** 20/02905/FULL **Date Decision Issued:** 21/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: External alterations including formation of balcony to front of dwellinghouse

Location: 16A Fleming Way Burntisland Fife KY3 9HJ

Applicant: Mr Scott Brady 16A Fleming Way Burntisland United Kingdom KY3 9HJ

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

Application Permitted - no conditions

6 **Application No:** 20/03186/FULL **Date Decision Issued:** 21/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of water refilling station

Location: Footpath Opposite Number 1 Links Place Burntisland Fife

Applicant: Ms Fiona Campbell The Bridge Buchanan Gate Business Park Cumbernauld
Road Glasgow Scotland G33 6FB

Agent:

Application Permitted - no conditions

7 **Application No:** 21/00402/FULL **Date Decision Issued:** 21/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 32 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr A McCormick 32 Lakeside Road Kirkcaldy UK KY2 5QJ

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

Application Permitted - no conditions

8 **Application No:** 21/00896/FULL **Date Decision Issued:** 21/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Change of use from public toilets to dwellinghouse (Class 9) including alterations and extension
Location: Pettycur Road P C Pettycur Road Kinghorn Fife KY3 9RN
Applicant: Mr Paul Skinner 26 Pettycur Bay Kinghorn Scotland KY3 9SB
Agent: Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. The hopped design of the window on the road-facing elevation is not hereby approved and instead shall be of a simplified design which shall have been agreed in writing in advance of its installation.
3. In the interests of the visual amenity of the area.
4. The bin store area hereby approved shall be screened in accordance with details which shall have been submitted to and approved in writing by the planning authority, this approved screening shall be erected prior to occupation of the house and thereafter shall be retained throughout the lifetime of the development hereby approved.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interests of the visual amenity of the area.

9 **Application No:** 21/00719/FULL **Date Decision Issued:** 25/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to front and side of dwellinghouse and installation of flue

Location: 85 Pettycur Road Kinghorn Burntisland Fife KY3 9RP

Applicant: Mrs Lynne Gow 85 Pettycur Road Kinghorn Scotland KY3 9RP

Agent: Darren Albury 5-6 Easter Dalmeny Dalmeny Scotland EH30 9TS

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Subdivision of dwellinghouse to form 2 flatted dwellings and external alterations including installation of two rooflights, installation of replacement rainwater goods, formation of roof terrace with glazed balustrade (demolition of part of existing roof), installation of door and erection of double domestic garage

Location: Rossend Castle Sailors Walk Burntisland Fife KY3 0DF

Applicant: Mr Brian Bigger 104 Manchester Road Swinton Manchester UK M27 5FQ

Agent: Archie Higgins 35 Harbour Place Burntisland KY3 9DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the new self-contained flat, there shall be provided within the curtilage of the site 2 off-street parking spaces for the flat and 3 off-street parking spaces for the castle dwelling, in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 760/GA/2.
2. Details of the external paint/stain/colour finish of the garage doors hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
3. Details of the rainwater goods and rainwater channel hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
4. Manufacturers details of the rooflights hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.

Reason(s):

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

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for internal and external alterations including the installation of two rooflights, installation of replacement rainwater goods, formation of roof terrace with glazed balustrade (demolition of part of existing roof), installation of door and erection of double domestic garage.

Location: Rossend Castle Sailors Walk Burntisland Fife KY3 0DF

Applicant: Mr Brian Bigger 104 Manchester Road Swinton Manchester M27 5FQ

Agent: Archie Higgins 35 Harbour Place Burntisland KY3 9DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Manufacturers details of the rooflights hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
2. Manufacturers details of the balustrade fixing details hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
3. Manufacturers details of the ground source heat pump and any associated fixing details/infrastructure shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
4. Details of the external paint/stain/colour finish of the garage doors hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
5. Manufacturers details of the rainwater goods and rainwater channel hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. To protect the internal character and appearance of this statutory listed building.
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:** 21/00841/FULL **Date Decision Issued:** 07/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: One and a half storey extensions to front and rear of dwellinghouse and first floor extension over existing integral garage

Location: 20 Raith Gardens Kirkcaldy Fife KY2 5NJ

Applicant: Mr Sean Brown 20 Raith Gardens Kirkcaldy Fife KY2 5NJ

Agent: Craig Sutherland Suite 2 Abtel Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8US

Application Permitted - no conditions

13 **Application No:** 21/01043/FULL **Date Decision Issued:** 07/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations and two storey extensions to side rear and front of dwellinghouse, erection of domestic garage and formation of vehicular access

Location: 10 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr Brian Mathie 10 Lakeside Drive Kirkcaldy uk ky2 5qj

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

Application Permitted - no conditions

14 **Application No:** 21/01499/CLP **Date Decision Issued:** 08/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of Lawfulness (Proposed) for conservatory extension and paved platform area to rear of dwellinghouse

Location: 2 Little Craigs View Burntisland Fife KY3 0DB

Applicant: Mr Brian Cuthbert 21 Little Craigs View Burntisland Fife KY3 0DB

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

Application Permitted - no conditions

15 **Application No:** 20/03205/LBC

Date Decision Issued: 09/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for internal alterations

Location: 25-27 Craigkennochie Terrace Burntisland Fife KY3 9EN

Applicant: Mr C Jones 27 Craigkennochie Terrace Burntisland United Kingdom KY3 9EN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the existing cornicing shall be retained in its current form and maintained as such for the lifetime of this development.

Reason(s):

1. In the interests of protecting the character of this Category (C) Listed Building.

16 **Application No:** 21/00696/FULL

Date Decision Issued: 09/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 12 Dunbar Place Kirkcaldy Fife KY2 5QS

Applicant: Mr Johnny Wood 12 Dunbar Place Kirkcaldy Fife KY2 5QS

Agent: Stuart Lochrie 188 Fair Isle Road Kirkcaldy Fife KY2 6RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 2no. parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

17 **Application No:** 21/00891/FULL

Date Decision Issued: 25/05/2021

Ward: Cowdenbeath

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

Location: 7 Birch Grove Kelty Fife KY4 0EG

Applicant: Mr Robert Drummond 7 Birch Grove Kelty KY4 0EG

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted - no conditions

18 **Application No:** 21/00895/FULL **Date Decision Issued:** 25/05/2021

Ward: Cowdenbeath

Proposal: Replacement single storey extension to rear of dwellinghouse

Location: 96 Perth Road Cowdenbeath Fife KY4 9HB

Applicant: Mr Iain Wallace 96 Perth Road Cowdenbeath KY4 9HB

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted - no conditions

19 **Application No:** 21/01463/CLE

Date Decision Issued: 07/06/2021

Ward: Cowdenbeath

Proposal: Certificate of Lawfulness (existing) for garage conversion to form habitable accommodation.

Location: 43 Blairadam Crescent Kelty Fife KY4 0EZ

Applicant: Mr David Brown 43 Blairadam Crescent Kelty Fife KY4 0EZ

Agent: Gordon Young 16 Newlands Kirknewton West Lothian EH27 8LR

Application Permitted - no conditions

20 **Application No:** 21/01571/CLP

Date Decision Issued: 08/06/2021

Ward: Cowdenbeath

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

Location: 11 Brands Row Crossgates Cowdenbeath Fife KY4 8DE

Applicant: Miss Denise Dair 11 Brands Row Crossgates Scotland KY4 8DE

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

Application Permitted - no conditions

21 **Application No:** 21/00871/FULL **Date Decision Issued:** 21/05/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Tarvit Avenue Cupar Fife KY15 5BW

Applicant: Mr And Mrs Fraser Shand 7 Tarvit Avenue Cupar Fife KY15 5BW

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

Application Permitted - no conditions

22 **Application No:** 21/00731/FULL

Date Decision Issued: 24/05/2021

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse with dormers and rooflights

Location: 21 St Michaels Drive Cupar Fife KY15 5BP

Applicant: Mr David Dickinson 21 St Michaels Drive Cupar Fife KY15 5BP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

23 **Application No:** 21/00916/FULL

Date Decision Issued: 24/05/2021

Ward: Cupar

Proposal: Single storey extension, formation of access ramp and rased patio area

Location: Wellbank Main Street Springfield Fife KY15 5SQ

Applicant: Mr & Mrs Alan and Shona Smith 13 Main Street Springfield Fife KY15 5SQ

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

Application Permitted - no conditions

24 **Application No:** 21/00697/FULL

Date Decision Issued: 25/05/2021

Ward: Cupar

Proposal: Change of use from public open space to private garden ground

Location: 2 Sandylands Road Cupar Fife KY15 5JS

Applicant: Mr Grant Ingram 2 Sandylands Road Cupar Fife KY15 5JS

Agent:

Application Permitted - no conditions

Ward: Cupar

Proposal: Change of use from MOD listening station to dwellinghouse (Class 9) and external alterations including erection of extension (demolition of adjacent buildings) with associated landscaping and parking (Amendment to 19/01009/FULL for change of brick colour)

Location: The Old Listening Station Caravan Hawklaw Hawklaw Road Cupar Fife KY15 4PL

Applicant: Mr & Mrs George And Claire Beaton The Old Listening Station Caravan Hawklaw Road Cupar Scotland KY15 4PL

Agent: Bill Simpson The Old Printworks 77a Brunswick Street Edinburgh Scotland EH7 5HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
2. Prior to the occupation of proposed dwellinghouse, the first 2 metres of the vehicular access behind the adjoining public road and private access shall be paved to prevent deleterious material (e.g. loose chippings) being carried onto the public road and private access.
3. Prior to occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the proposed dwellinghouse, there shall be 2No. off street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Parking Standards.
5. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of each of the vehicular accesses and the public road and private access and thereafter maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
6. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

7. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action

Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

Reason(s):

1. In the interests of maintaining a mixed and balanced housing stock as required by FIFEplan (2017).
2. In the interest of road safety; to eliminate the deposit of deleterious material onto the adjoining road and access.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.

26 **Application No:** 21/00467/FULL

Date Decision Issued: 28/05/2021

Ward: Cupar

Proposal: Erection of single storey extension to front of dwellinghouse

Location: Farmhouse Easter Craigfoodie Pittormie Dairsie Cupar Fife KY15 4SW

Applicant: Mr And Mrs Dawson Easter Craigfoodie Farm Easter Craigfoodie Farm Dairsie Cupar Scotland KY15 4SW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full material specifications, including colour, of the extension walls shall be submitted to this Planning Authority for prior approval in writing.

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

Reason(s):

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

Ward: Cupar
Proposal: Erection of 23 affordable housing units and 1 retail unit and associated infrastructure works
Location: Bonnygate Car Park Bonnygate Cupar Fife KY15 4LB
Applicant: Kingdom Housing Association Saltire Centre Pentland Court Glenrothes Fife KY6 2DA
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 RESIDENTIAL UNITS HEREBY APPROVED, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such for the lifetime of the development unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. BEFORE ANY RESIDENTIAL UNIT ON SITE IS OCCUPIED, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. These details shall include consideration of the various habitats proposed on site and shall incorporate measures to promote biodiversity. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
4. PRIOR TO THE COMMENCEMENT OF WORKS, samples of the external construction materials finishes of the dwellings (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the houses shall be constructed and finished in full accordance with the agreed samples prior to occupation.
5. All tree, vegetation and buildings identified for 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.
6. The dwellinghouses provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
7. The flatted dwellings provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 3 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
8. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full PRIOR TO THE OCCUPATION OF ANY DWELLING and thereafter maintained in full working order for the lifetime of the development.
9. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report,

no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

10. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 9. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

12. A traffic management (TM) plan covering the construction of the development shall be submitted for written approval of this planning authority prior to commencement of any works on site. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation, pedestrian access etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
13. Prior to the commencement of any activity on site details of wheel cleaning facilities shall be submitted for the written approval of this planning authority and shall thereafter be available throughout the construction period of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
14. BEFORE ANY WORKS START ON SITE, details of the relocation of a parking ticket machine, and associated signage, shall be submitted for the written approval of this planning authority. The meter shall thereafter be relocated prior to the completion of construction of the development, unless otherwise agreed with this planning authority
15. Prior to the occupation of any of the properties, a method statement detailing how refuse collection will take place shall be submitted for the written approval of this planning authority. The agreed method statement shall thereafter be implemented from the occupation of the first dwelling.
16. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, details of the chosen closed window technology to mitigate noise ingress identified in the approved noise impact assessment shall be submitted for the prior

written approval of the Planning Authority. The agreed technology shall be installed prior to the occupation of the each flatted dwelling identified as requiring mitigation the approved noise impact assessment and thereafter be retained for the lifetime of the development.

17. BEFORE ANY WORKS START ON SITE, full details (including brochure samples) of the solar PV panels detailed in the submitted Low Carbon Sustainability Checklist, shall be submitted for the written approval of the Planning Authority. Once agreed, these solar PV panels shall be installed per the manufacturer's instructions prior to the occupation of the first dwellinghouse. Thereafter, the solar PV panels shall be retained for the lifetime of the development.
18. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
19. PRIOR TO ANY WORKS COMMENCING ON SITE, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

It shall provide the following details:

- Site working hours;
 - Adherence to good practise in protecting the environment and ecology;
 - Dust, noise and vibration suppression; and
 - Protection of water environment.
20. Prior to the occupation of 'Block 7', raised slates shall be installed within the roofspace of the building. For the avoidance of doubt, the position of the raised slates on the building shall correspond with the favoured elevations of roosting bat recorded during the 2020 survey carried out by Heritage Environmental Ltd, with Bitumen type roofing felt used in place of roofing membrane in all areas of raised slates. Confirmation of their installation shall be submitted for the written approval of the Planning Authority. Thereafter, the installed raised slates shall be retained for the lifetime of the development.
 21. BEFORE ANY BUILDING WORKS START ON SITE, a survey of existing cobble stones within the pends shall be carried out and submitted to the Planning Authority for written approval. The survey shall identify the potential for existing cobble stones to be retained and re-used within the development site. Thereafter, a site plan drawing detailing the location of retained and re-used cobble stones shall be submitted for the written approval of the Planning Authority, with works carried out in accordance with this agreed plan.
 22. Prior to the occupation of the 17th residential unit, the covered areas of George Inn Pend, Lost Close and New Close shall be paved with Caithness Stone Paving slabs. Thereafter, the installed slabs shall be retained for the lifetime of the development.
 23. Prior to the occupation of the 17th residential unit, a pedestrian connection to Bonnygate from Kirk Wynd shall be constructed and open to the public.
 24. Prior to the occupation of the 17th residential unit, the lampposts, pedestrian gate and Sir David Lindsay statue detailed in the approved design statement (Fife Council drawing ref. 33) shall be installed on the site, with the lampposts in full working order.

Reason(s):

1. In order to define the terms of the consent.
2. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
3. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.
4. To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.
5. In the interests of safeguarding nesting birds.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
8. In the interests of ensuring appropriate handling of surface water.
9. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
10. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
11. To ensure all contamination within the site is dealt with.
12. In the interest of road safety; to ensure minimum disruption to residents and road users in the vicinity of the site.
13. In the interest of road safety; to ensure the provision of adequate wheel cleaning facilities.
14. To ensure the provision of adequate parking ticket machines.
15. In the interest of road safety; to ensure the adequate provision for refuse collection.
16. In the interests of residential amenity; to ensure future residents are not subjected to adverse noise.
17. In the interests of sustainability; to ensure the development meets the greenhouse gas emissions reduction targets currently in place.
18. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
19. To ensure the environment in and around the site and residential amenity is protected during construction.
20. In the interests of safeguarding bats.
21. In the interests of visual amenity and protecting the historic environment.
22. In the interests of visual amenity and protecting the historic environment.
23. To ensure pedestrian connectivity and permeability.
24. In the interests of visual amenity and placemaking

28 **Application No:** 21/00770/FULL

Date Decision Issued: 04/06/2021

Ward: Cupar

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

Location: Leyfield Ladeddie Farm Q13 From C65 Junction To 'Westfield' Ladeddie Pitscottie Fife KY15 5TY

Applicant: Mr and Mrs Douglas and Sue Clark Leyfield Ladeddie Cupar Fife KY15 5TY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, full specification details for the roof shall be submitted for prior approval in writing by this Planning Authority.

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

Reason(s):

1. To reserve the rights of the Planning Authority with respect to this detail.

29 **Application No:** 21/01044/FULL

Date Decision Issued: 04/06/2021

Ward: Cupar

Proposal: Erection of domestic double garage

Location: 34 St Michaels Drive Cupar Fife KY15 5BS

Applicant: Mr & Mrs Harlow 34 St Michaels Drive Cupar Fife KY15 5BS

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

Application Permitted - no conditions

30 **Application No:** 21/01056/FULL

Date Decision Issued: 07/06/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: Badenoch Westfield Road Cupar Fife KY15 5AR

Applicant: Mr Kes Juskowiak Badenoch Westfield Road Cupar Fife KY15 5AR

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted - no conditions

31 **Application No:** 21/01533/CLP

Date Decision Issued: 08/06/2021

Ward: Cupar

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

Location: Lydox House Dron Dairsie Cupar Fife KY15 4RN

Applicant: Mr Steve Leech 1 Thrupp Bridge Wootton Northampton England NN4 6AR

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

Application Permitted - no conditions

32 **Application No:** 21/01481/APN

Date Decision Issued: 11/06/2021

Ward: Cupar

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

Location: Edenwood Farmhouse Bogle Wood Cupar Fife KY15 5NX

Applicant: Mr Ian Rankin Edenwood Farm House Edenwood Farm Springfield Cupar
Scotland KY15 5NX

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

Application Permitted - no conditions

Ward: Dunfermline Central
Proposal: Erection of storage building (Class 6) (partial demolition of existing storage building)
Location: Engineering Agencies Ltd Halbeath Road Dunfermline Fife KY12 7RS
Applicant: Mr Muir Beveridge Engineering Agencies Ltd Halbeath Road Dunfermline Scotland KY12 7RS
Agent: John Robb 78 King Street Crieff Scotland PH7 3HB

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

1. BEFORE THE STORAGE BUILDING (CLASS 6), HEREBY APPROVED, IS BROUGHT INTO USE; there shall be provided within the curtilage of the site 47 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved Site Plan (Plan Reference 01) The parking spaces shall be retained for the lifetime of the development.
2. BEFORE ANY WORKS COMMENCE ON SITE; a surface water management plan as set out in Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (November 2020) shall be submitted to and approved in writing by Fife Council as Planning Authority. Any approved details shall, thereafter, be carried out in full BEFORE THE DEVELOPMENT IS BROUGHT INTO USE and shall be retained for the lifetime of the development.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of ensuring the provision of adequate SUDS measures.
3. To ensure all contamination within the site is dealt with.

Ward: Dunfermline Central

Proposal: Erection of storage and workshop building associated with adjacent offices (Class 4)

Location: Fife Housing Association Ltd 7 Pitreavie Court Pitreavie Business Park Dunfermline Fife KY11 8UU

Applicant: Fife Housing Group 7 Pitreavie Court Pitreavie Business Park Dunfermline Scotland KY11 8UU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE STORAGE AND WORKSHOP BUILDING (CLASS 4), HEREBY APPROVED, IS BROUGHT INTO USE; there shall be provided within the curtilage of the site 47 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved Site Layout Plan (Plan Reference 03) The parking spaces shall be retained for the lifetime of the development.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure all contamination within the site is dealt with.

35 **Application No:** 21/00952/CLP

Date Decision Issued: 18/05/2021

Ward: Dunfermline Central

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

Location: 2 Killin Court Dunfermline Fife KY12 7XF

Applicant: Ms Rona Neilson 2 Killin Court Dunfermline Fife KY12 7XF

Agent:

Application Permitted - no conditions

36 **Application No:** 21/00397/FULL

Date Decision Issued: 20/05/2021

Ward: Dunfermline Central

Proposal: Installation of 2 no. air conditioning units with associated security cage and installation of 3 no. extraction grills

Location: Land To West Of Macdonald Square Main Street Halbeath Fife

Applicant: Mrs Sara Humphries B3 Mucklestone Business Centre Eccleshall Road
Mucklestone Market Drayton United Kingdom TF9 4FB

Agent:

Application Permitted with Conditions

Reason(s):

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

Ward: Dunfermline Central

Proposal: Erection of two storey extension, temporary access, landscaping and associated works (Section 42 application to amend condition number 3 of planning permission 18/03296/FULL relating to car park layout)

Location: Touch Primary School Garvock Bank Dunfermline Fife KY11 4JZ

Applicant: Fife Council: Educations + Children's Services Fife House North Street Glenrothes Scotland KY7 5LT

Agent: Brett Foster Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The construction of the temporary vehicular crossing of the footway on Garvock Bank shall be carried out in accordance with the Fife Council Transportation Development Guidelines. On completion of the construction works the vehicular crossing across the footway shall be removed and the footway shall be reconstructed also in accordance with the Fife Council Transportation Development Guidelines.
2. Prior to occupation of the extension, the temporary road access from Garvock Bank shall be removed and the ground reinstated to its previous condition.
3. Prior to the school extension opening, there shall be provided within the curtilage of the site 27 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 4655371_(PL)003 Rev A. The parking spaces shall be retained for the lifetime of the development.
4. Prior to the construction of the proposed drainage system, confirmation from Scottish Water that the proposed surface water discharge rates are acceptable shall be submitted to, and approved in writing by Fife Council.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interests of visual amenity.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure that the proposed drainage scheme meets the required standards and that there is no flood risk resulting from the proposed development.

38 **Application No:** 21/01083/FULL **Date Decision Issued:** 21/05/2021

Ward: Dunfermline Central

Proposal: Single storey extension to front and porch extension to side of dwellinghouse

Location: 20 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr Craig Robertson 20 Garvock Hill Dunfermline Fife KY12 7UU

Agent: david lockhart 1 Bridgeview North Queensferry Fife KY11 1LF

Application Permitted - no conditions

39 **Application No:** 21/00946/FULL

Date Decision Issued: 26/05/2021

Ward: Dunfermline Central

Proposal: Installation of replacement rooftiles, replacement rooflights and replacement rainwater goods

Location: 1 Park Place Dunfermline Fife KY12 7QJ

Applicant: Mr Alexander Watson 1 Park Place Dunfermline United Kingdom KY12 7QJ

Agent:

Application Permitted - no conditions

40 **Application No:** 21/00569/FULL

Date Decision Issued: 02/06/2021

Ward: Dunfermline Central

Proposal: Two storey extension to rear and side of dwellinghouse

Location: 8 Dunvegan Court Crossford Dunfermline Fife KY12 8YL

Applicant: Mr Stuart Russell 8 Dunvegan Court Crossford Dunfermline Fife KY12 8YL

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

Application Refused

Reason(s):

1. The size, scale, location and proximity of the proposed extension would have a significantly detrimental impact on the residential and visual amenity of the adjoining property to the north-east. The overall scale and height of the proposed extension in conjunction with the proximity of the build to the shared boundary would be detrimental to the adjoining property with respect to residential amenity and design/visual impact and would result in an overdominant overbearing extension contrary to good design principles and the need to protect the local amenity. In light of this, the proposal does not comply with Policies 1 and 10 of the Adopted FIFEplan (2017) or Fife Councils Planning Customer Guidelines on Home Extensions (including conservatories and garages) (2016).

41 **Application No:** 21/01158/FULL **Date Decision Issued:** 02/06/2021

Ward: Dunfermline Central

Proposal: Single storey extensions to front and side of dwellinghouse

Location: 10 Abbeyview Crossford Fife KY12 8NX

Applicant: Mr Steven Stewart 10 Abbeyview Crossford Fife KY12 8NX

Agent: Colin Black 36 Glen Lyon Road Kirkcaldy Scotland KY2 6UU

Application Permitted - no conditions

42 **Application No:** 21/01135/ADV

Date Decision Issued: 04/06/2021

Ward: Dunfermline Central

Proposal: Advertisement consent for installation of 16 no signs (both illuminated and non illuminated) comprising of fascia signs, box signs, advance signs

Location: Pittsburgh Retail Park Main Street Halbeath Fife

Applicant: Costa Limited Costa House Houghton Hall Business Park Porz Avenue,
Houghton Regis Dunstable United Kingdom LU5 5YG

Agent: Craig Gunderson Wemyss House 8 Wemyss Place Edinburgh United
Kingdom EH3 6DH

Application Permitted - no conditions

43 **Application No:** 21/00797/FULL

Date Decision Issued: 21/05/2021

Ward: Dunfermline North

Proposal: Erection of one and a half storey extension to side of dwellinghouse

Location: 24 Main Street Kingseat Fife KY12 0TH

Applicant: Mr Ross Sharp 24 Main Street Kingseat Dunfermline Scotland KY12 0TH

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

Application Permitted - no conditions

44 **Application No:** 21/01268/ADV

Date Decision Issued: 04/06/2021

Ward: Dunfermline North

Proposal: Advertisement consent of installation of 1 no. illuminated fascia sign, 1 no. non illuminated projecting sign and 2 no. wall signs

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

Applicant: Co-op Food Delivery Programme 1 Angel Square Manchester UK M60 0AG

Agent: Robert Burns Redforrest House Queens Court North Earlsway Gateshead UK NE11 0BP

Application Permitted - no conditions

45 **Application No:** 21/01461/CLP

Date Decision Issued: 07/06/2021

Ward: Dunfermline North

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

Location: 66 Fairways Dunfermline Fife KY12 0DX

Applicant: Mr David Croft 66 The Fairways Dunfermline Scotland KY12 0DX

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

Application Permitted - no conditions

46 **Application No:** 21/01109/ADV

Date Decision Issued: 24/05/2021

Ward: Dunfermline South

Proposal: Advertisement consent for the erection of 1 no. hoarding sign

Location: Site Adjacent To Lapwing Drive Lapwing Drive Dunfermline Fife

Applicant: Mr Jim Ravey Springfield House 3 Central Park Avenue, Larbert, Scotland
FK5 4RX

Agent:

Application Permitted - no conditions

47 **Application No:** 21/01258/CLE

Date Decision Issued: 26/05/2021

Ward: Dunfermline South

Proposal: Certificate of Lawfulness (Existing) for external alterations to distribution building (Class 6) including erection of canopy roof and wall covering over walkway

Location: Amazon Fulfilment Centre Amazon Way Dunfermline Fife KY11 8ST

Applicant:

Agent: Sarah Pyne Broadwall House 21 Broadwall London United Kingdom SE1 3XF

Application Permitted - no conditions

48 **Application No:** 21/01146/ADV

Date Decision Issued: 02/06/2021

Ward: Dunfermline South

Proposal: Display of 2no internally illuminated fascia signs, 2no non illuminated fascia signs, 1no internally illuminated projecting sign, 6no vinyl graphics and 1no ATM surround (retrospective)

Location: Tesco Express Aberdour Road Dunfermline Fife KY11 4QZ

Applicant: Mr Andy Horwood Highwoods Kestrel Way Welwyn Garden City United Kingdom AL7 1GA

Agent:

Application Permitted - no conditions

49 **Application No:** 20/02356/FULL

Date Decision Issued: 17/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and doors to flatted dwellings and dwellinghouse

Location: Multiple Properties Cunzie Street Anstruther Fife KY10 3DF

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, finalised details and a sample of the proposed paint colour for the approved replacement windows and doors shall be submitted for the written approval of this Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, finalised details of the ironmongery for the approved replacement doors shall be submitted for the written approval of this Planning Authority.

Reason(s):

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

Ward: East Neuk And Landward

Proposal: Installation of dormer extension and rooflights

Location: 10 The Toft Elie Leven Fife KY9 1DT

Applicant: Ms Lucinda Russell 10 The Toft Elie Leven Fife KY9 1DT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, full material specifications including colour to the face, haffits, roof, and watergoods to the dormers, and plateau rooflight hereby approved, shall be submitted for PRIOR approval in writing by this Planning Authority.

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

2. The sash and case windows to the dormers shall be detailed in timber and notwithstanding what is shown on approved drawing 07, the double glazing unit and astragal detail shall be as detailed on approved drawing 08 REV. A.
3. The windows to the dormers shall be finished in an off white colour to match the existing window colour on the cottage unless otherwise agreed in writing with this Planning Service BEFORE ANY WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of the Elie and Earlsferry Conservation Area, within which the site is located.
2. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of the Elie and Earlsferry Conservation Area, within which the site is located.
3. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of the Elie and Earlsferry Conservation Area, within which the site is located.

51 **Application No:** 20/03196/FULL **Date Decision Issued:** 18/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows.

Location: Rocklands 9 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mrs Stephanie Babcock Rocklands 9 Earlsferry High Street Earlsferry Leven
United Kingdom KY9 1AF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed traditionally constructed and painted in white and thereafter permanently maintained as such with no trickle vents visible externally.

Reason(s):

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

Ward: East Neuk And Landward**Proposal:** Section 42 application to amend Condition 4 (re - design and configuration of buildings) of application 17/03719/PPP for residential development (17/03719/PPP and 14/01030/PPP)**Location:** Site Adjacent To New Farmhouse Grassmiston Wormiston Crail Fife**Applicant:** Iskra Developments 47 Whitehill Avenue Shotts United Kingdom G336BN**Agent:** Alan Farningham The Bourse 47 Timber Bush Leith Edinburgh UK EH6 6QH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of the Planning Authority, together with the relative detailed plans which shall include:-

(a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;

(b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;

(d) Details of the proposed foul and surface water drainage for the site including SUDS facilities;

(e) The provision of car parking spaces and a turning area suitable for the largest vehicle expected to serve the development in accordance with the Council's Transportation Development Guidelines;

(f) The detailed design of the improvements required to the access road and its junction with the A917 as listed in condition 6.

(g) A Contaminated Land Preliminary Risk Assessment (Phase I Desk Study Report) and if further intrusive investigation is recommended in the Preliminary Risk Assessment a Phase II Intrusive Site Investigation Report and if necessary a Remediation Strategy.

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

2. BEFORE THE FIRST DWELLINGHOUSE IS OCCUPIED the turning area required by condition 1 shall be fully formed and completed in accordance with the details to be submitted under condition 1 above and thereafter permanently maintained.
3. BEFORE THE FIRST DWELLINGHOUSE IS OCCUPIED off street car parking spaces shall be provided for the proposed development outwith the turning area required by condition 1 above in accordance with the current Fife Council Transportation Development Guidelines and thereafter permanently maintained.
4. The dwellinghouses on the site shall be constructed in the form of a detached grouping of four dwellings and the design shall reflect the characteristics of a traditional farm steading in terms of scale, shape, proportion and detailing. For avoidance of doubt the external finishes at the site shall be predominantly natural stone for the walls, the use of traditional wet dash render for secondary areas of walling and clay pantiles or natural slate for the roof.
5. The development shall be limited to a maximum of four dwellings.
6. NO DEVELOPMENT SHALL COMMENCE ON THE CONSTRUCTION OF THE DWELLINGHOUSES until the

following access road improvements have been fully completed;

a) the access bellmouth with the A917 upgraded so that it has a minimum throat width of 6m for a length of 15m back from the road channel line with 10.5m radius kerbs;

b) the provision of visibility splays clear of all obstructions exceeding a height of 1m above the road channel level measuring 6m by 210 metres provided in both directions at the junction of the access road with the A917;

c) the provision of passing places spaced not more than 100m apart, intervisible along the length of the access road and designed to ensure the carriageway and passing place width is at least 6m.

7. The visibility splays required by condition 6 above shall be maintained free of obstructions above 1m in height as measured above the road channel level for the lifetime of the development.
8. NO DEVELOPMENT SHALL COMMENCE ON THE CONSTRUCTION OF THE DWELLINGHOUSES until documentary evidence of the long term maintenance arrangements for the upgraded access road serving this development have been submitted to Fife Council as Planning Authority.
9. The first application submitted under the terms of condition 1 above shall include the contaminated land risk assessment and associated reports as set out at part (g) of condition 1.
10. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved under the terms of condition 1. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all 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 planning authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in the context of the application(s) submitted under condition 1. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
11. In the event that remediation measures are required a Validation Report shall be submitted for the written approval of Fife Council as planning Authority after the remediation measures are completed. Unless otherwise agreed in writing with the 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 the Validation Report has been approved.
12. All contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Fife Council' Advice for Development documents or any subsequent revisions of those documents.

Reason(s):

1. To be in compliance with section 59 of The Town and Country Planning (Scotland) Act 1997, as amended.
2. In the interests of road safety.
3. To ensure adequate provision of off-street car parking.
4. In the interests of visual amenity; to ensure the form of development is compatible with the traditional buildings and the existing development at this location.
5. To limit the scale of development to one that reflects the surrounding development.
6. In the interest of road safety; to ensure that all the required upgrading of the access road is carried out before any additional development takes place at this site.
7. In the interests of road safety to ensure the provision of appropriate visibility splays at the site access.
8. In the interests of road safety to ensure that the developer makes provision for the long terms maintenance of the access road and junction.
9. To ensure this significant constraint is addressed at the start of the development process.
10. To ensure remedial works are carried out to the agreed protocol.
11. To provide verification that remediation has been carried out to the planning authority's satisfaction.
12. To ensure the contamination reports are prepared to the required standards.

53 **Application No:** 21/00838/FULL

Date Decision Issued: 19/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement boundary wall to rear of dwellinghouse

Location: 26 High Street Pittenweem Fife KY10 2LA

Applicant: Mr and Mrs Alun and Hzel Cardigan 26 High Street Pittenweem United Kingdom KY10 2LA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

54 **Application No:** 21/00454/FULL **Date Decision Issued:** 20/05/2021

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: Milton Cottage Milton Muir Mitchell Place Anstruther Fife KY10 3JD

Applicant: Mr Daniel Galbraith 69 Clouston Street Flat 3/1 Glasgow United Kingdom
G20 8QW

Agent:

Application Permitted - no conditions

55 **Application No:** 21/01045/FULL **Date Decision Issued:** 21/05/2021

Ward: East Neuk And Landward

Proposal: Extension to Existing Agricultural Storage Building

Site adjacent to existing agricultural storage building at Kilduncan Farm, Kingsbarns, Fife, KY16 8QF

Location: Site At Kilduncan Farm Kippo Kingsbarns Fife

Applicant: JM&W Turnbull JM&W Turnbull Kingsbarns St Andrews Scotland KY16 8QA

Agent: James Henderson Brantwood Oliverburn Pitroddie Perth Perthshire PH2 7NU

Application Permitted - no conditions

56 **Application No:** 20/02083/FULL

Date Decision Issued: 25/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement of Windows

Location: Lindsay House Barnyards Kilconquhar Leven Fife KY9 1LB

Applicant: Mr Gordon Campbell Lindsay House Greenbrig Road Kilconquhar United Kingdom KY9 1LB

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

Application Refused

Reason(s):

1. In the interest of protecting the character and appearance of the Kilconquhar and Barnyards Conservation Area; the installation of UPVC replacement windows by virtue of their inappropriate finishing material would detrimentally affect the character and appearance of the Kilconquhar and Barnyards Conservation Area and establish an undesirable precedent for similar development in the Conservation Area which is contrary to Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, Scottish Planning Policy (Revised 2020) (Valuing the Historic Environment), Historic Environment Policy for Scotland (April, 2019), Historic Environment Scotland's New Design in Historic Settings (2010), Historic Environment Scotland's Managing Change in the Historic Environment on Windows (2010), Policies 1, 10 and 14 of the Adopted FIFEplan Local Development Plan 2017, Fife Council's Making Place's Supplementary Guidance (2018) and Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas and the Kilconquhar and Barnyards Conservation Area Appraisal and Management Plan (2012).

57 **Application No:** 21/00424/CLP

Date Decision Issued: 25/05/2021

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for siting of ancillary mobile accommodation (maximum of 16 weeks per annum).

Location: Lathockar Mains Lathockar St Andrews Fife KY16 8PF

Applicant: Mr Robert Dewey Lathockar Mains By St Andrews St Andrews Scotland KY16 8PF

Agent: Stephen Thornton 5 Bankfold Barrowford Nelson England BB9 6JW

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Installation of 8 no. floodlights, erection of boundary fence and siting of 2 no. container units (demolition of existing amenity building)

Location: Pittenweem Tennis Club Viewforth Place Pittenweem Fife KY10 2PZ

Applicant: Pittenweem Tennis Club Ltd 25 Viewforth Place Pittenweem Scotland KY10 2PZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Floodlights to be positioned in such a way so as not to cause glare or distraction to passing motorists.
2. Floodlights for the facility shall not be used except between 8am and 10pm Monday to Friday and between 10am and 9pm Saturday and Sunday.
3. The light source shall not be exposed to view or cause glare from the highway.
4. Each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical.
5. Any spill of illumination must not exceed one lux at the boundary with the highway.
6. Light levels at the boundary fence shall not exceed 50 lux.
7. Within one month of the installation of the lights, they shall be inspected by a qualified lighting engineer in liaison with the planning authority and any defects identified shall be rectified within one month of the inspection.
8. The average illuminance value on the playing field shall not exceed 300 lux measured in the horizontal plane.

Reason(s):

1. In the interest of road safety; to ensure that there is no distraction to passing motorists.
2. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
3. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
4. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
5. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
6. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
7. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.
8. In the interests of residential amenity; and in order to retain proper control over the use of the recreational facility.

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse with associated parking (demolition of existing dwellinghouse)

Location: Carlhurlie Farm C59 From Q43 Junction To C60 Junction Pratis Lundin Links Fife KY8 5QE

Applicant: Mrs Catherine Williamson 9 Cherry Lane Cupar Fife KY15 5DA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
3. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).

60 **Application No:** 21/00940/FULL **Date Decision Issued:** 26/05/2021

Ward: East Neuk And Landward

Proposal: Alterations to front of dwellinghouse

Location: Wagtail Cottage 29 Seagate Kingsbarns Fife KY16 8SR

Applicant: Mr Craig Buglass 29 Seagate Kingsbarns Scotland KY16 8SR

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

Application Permitted - no conditions

61 **Application No:** 21/00968/FULL **Date Decision Issued:** 26/05/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: St Helens Peat Inn Cupar Fife KY15 5LH

Applicant: Mr & Ms Jordan & Gemma Mitchell & Couser St Helens Peat Inn Cupar Fife
KY15 5LH

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

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of studio within garden ground

Location: Old Largoward Cottages Kings Highway Largoward Fife KY9 1JA

Applicant: Mr Richard Wotherspoon Old Largoward Cottages Kings Highway Largoward Fife KY9 1JA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed studio hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the main dwellinghouse and no trade or business shall be carried out therefrom. Furthermore, the proposed studio shall not be sold separately, leased or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. BEFORE ANY WORK STARTS ON SITE, details and specifications of finishing materials shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interests of residential amenity; in order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or business and ensure compliance with the Development Plan.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

63 **Application No:** 21/01011/FULL **Date Decision Issued:** 31/05/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear and enlargement of existing garage

Location: 32 Fairhaven Crescent Cellardyke Fife KY10 3FE

Applicant: Mr And Mrs David Kirkwood 32 Fairhaven Crescent Cellardyke Fife KY10 3FE

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

Application Permitted - no conditions

64 **Application No:** 21/00815/ADV

Date Decision Issued: 01/06/2021

Ward: East Neuk And Landward

Proposal: Display of two fascia signs and one projecting sign

Location: Ground Floor 28 High Street Crail Fife KY10 3TE

Applicant: Mrs Joanne Stewart 28 28 High Street South CRAIL United Kingdom KY10 3TE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The projecting sign shall have a minimum clearance of 2.25m above the existing footway and a minimum of 0.45m clearance from the existing road channel.

Reason(s):

1. In the interest of road and pedestrian safety and to ensure the provision of adequate design.

65 **Application No:** 21/00819/FULL **Date Decision Issued:** 01/06/2021

Ward: East Neuk And Landward

Proposal: Extension and alterations to dwellinghouse

Location: Tromie Shore Street Cellardyke Fife KY10 3BD

Applicant: Mr Ayaz Ghani 29A Shore Street Cellardyke Scotland KY10 3BD

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

Application Permitted - no conditions

66 **Application No:** 21/00685/FULL

Date Decision Issued: 02/06/2021

Ward: East Neuk And Landward

Proposal: Extension to poultry unit including erection of poultry house and associated feed silo

Location: Land To East Of Airdrie Farm B940 From Private Access Road To Cocklaw To B9171 Junction Lochton Crail Fife

Applicant: RKF Poultry Ltd Airdrie Farm Anstruther Fife Scotland KY10 3LE

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 Claimed Right of Way C3 18 9 shall be kept open throughout the duration of constructions works and thereafter unless otherwise agreed in writing with the Council as Planning Authority.

Reason(s):

1. To ensure access along the Right of Way adjoining the site is not adversely affected by construction works.

67 **Application No:** 21/00717/FULL **Date Decision Issued:** 02/06/2021

Ward: East Neuk And Landward

Proposal: Extension to an existing agricultural building

Location: South Kinaldy Q16 From C41 Junction At Lathockar To Unnamed Access Road To Kinaldy Lathockar St Andrews Fife

Applicant: Mr H Jack Luhill Craig Leven Kirkcaldy Scotland KY8 5QS

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

Application Permitted - no conditions

68 **Application No:** 21/01103/LBC

Date Decision Issued: 04/06/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for internal and external alterations for subdivision of house to form 2 dwellings (Amendment to planning reference 19/02322/LBC to remove rear extension, installation of doors to rear, installation of dividing railings and amendments to internal layout)

Location: The Elms 14 Park Place Elie Fife KY9 1DH

Applicant: Mr Robert Hare breakwater house fountain road elie leven scotland ky9 1bx

Agent:

Application Permitted - no conditions

69 **Application No:** 21/01484/APN

Date Decision Issued: 08/06/2021

Ward: East Neuk And Landward

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

Location: Ovenstone Farm Ovenstone Pittenweem Anstruther Fife KY10 2RR

Applicant: Mr David Wilson Ovenstone Farm Balcaskie Estate Arncroach Anstruther
Scotland KY10 2RR

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

Application Permitted - no conditions

70 **Application No:** 21/00949/LBC

Date Decision Issued: 10/06/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for replacement rooflights to front and rear elevations

Location: Daisybank 2 Smiddy Burn Kingsbarns Fife KY16 8SN

Applicant: Mr Robin Parkinson Laurelbank Pitfodels Station Road, Cults ABERDEEN
United Kingdom AB15 9RX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type with a central bar to match the existing rooflights in every detail.

Reason(s):

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

71 **Application No:** 21/01104/FULL

Date Decision Issued: 10/06/2021

Ward: East Neuk And Landward

Proposal: Single storey extension with decking to rear

Location: Sandford 81 High Street Earlsferry Fife KY9 1AH

Applicant: Ms Catrina Henderson Sandford 81 High St Earlsferry Scotland KY9 1AH

Agent: Harry Wood 11 St Fillans Terrace Edinburgh Lothian EH10 5NH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All the stone details for the external walls shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

Reason(s):

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

72 **Application No:** 20/02530/FULL **Date Decision Issued:** 11/06/2021

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse

Location: Arnydie Bankhead Farm Bankhead Peat Inn Cupar Fife KY15 5LF

Applicant: Mr Edward Martin Arnydie Bankhead Farm Peat Inn UK KY15 5LF

Agent: Ruari Gardiner 209 Muirshiel Crescent Glasgow UK G53 6XD

Application Permitted - no conditions

73 **Application No:** 21/00289/FULL

Date Decision Issued: 11/06/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 45 Pinkerton Road Crail Anstruther Fife KY10 3UB

Applicant: Mr & Mrs R Hill 45 Pinkerton Road Crail Anstruther Fife KY10 3UB

Agent: David Graham 65 High Street Sanquhar United Kingdom DG4 6DT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTENSION IS OCCUPIED, two off-street parking spaces shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Management Guidelines. The parking spaces shall be retained throughout the life of the development.
2. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

74 **Application No:** 21/01012/FULL **Date Decision Issued:** 11/06/2021

Ward: East Neuk And Landward

Proposal: Amendments to adjoining wall, enlargement of dormer to front and erection of fence to front of dwellinghouse

Location: Drunzie Grange Road Earlsferry Fife KY9 1AL

Applicant: Mr Neil Burns Drunzie Grange Road Earlsferry Scotland KY9 1AL

Agent: James Simpson 38 Gibson Street Glasgow Scotland G12 8NX

Application Permitted - no conditions

75 **Application No:** 21/00750/CLP

Date Decision Issued: 31/05/2021

Ward: Glenrothes Central And Thornton

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

Location: 135 Brodie Court Glenrothes Fife KY7 4UE

Applicant: Mr David Conway Unit 3b 5 Tom Johnston Road Dundee Scotland DD4 8XD

Agent: Stephen McPhail Fort Street House Fort Street Dundee United Kingdom DD5 2AB

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch
Proposal: Erection of single storey dwelling house (renewal of Planning Permission 18/00728/FULL)
Location: An Cala Main Street Star Glenrothes Fife KY7 6LE
Applicant: Barbara Dick An Cala Main Street Star Glenrothes Fife KY7 6LE
Agent:

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

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE, details of the specification and colour of the proposed external finishes shall have been submitted for approval in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.
2. A screen fence 1.8 metres high, the exact details and specification of which shall have been submitted for the prior approval of this Planning Authority, shall be erected on the line marked in GREEN on the relevant plan. The fence shall be stained/painted a colour to be agreed in writing before the development is brought into use and shall be so maintained at all times.
3. The only vehicular access to the site shall be taken at the point marked 'A' in the approved drawings.
4. Prior to the first occupation of the dwellinghouse hereby approved, there shall be 3 No. off street parking spaces provided for the existing dwellinghouse, An Cala, and the proposed dwellinghouse. A total of 6 No. Off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development.
5. Prior to first occupation of the dwellinghouse hereby approved, visibility splays of 2.4m x 25m shall have been provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the first occupation of the dwellinghouse hereby approved, all access driveways shall have been constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
7. Prior to first occupation of the dwellinghouse hereby approved, all works carried out on or adjacent to the public roads shall have been constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any Order amending, revoking or re-enacting that Order, no development currently within Classes 1 and 3 shall be undertaken on the area hatched in YELLOW on the approved plans without the express prior consent of this Planning Authority.
9. A hedge shall be planted along the entire southern boundary of the application site, as shown by the BLUE line on the approved layout plan No. 2 of 4, within the first planting season following occupation of the dwellinghouse hereby approved. Details of the proposed planting scheme for a double staggered row of hedge plants including the siting, numbers, species and heights (at time of planting) shall be submitted to and approved by this Planning Authority, PRIOR TO ANY WORKS COMMENCING ON THE SITE.
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

Reason(s):

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

2. In the interests of safeguarding residential amenity.
3. In the interests of road safety; to ensure an acceptable access location in relation to the existing road system.
4. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. In the interests 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 onto the public road.
7. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
8. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the special character of the layout and the need to prevent uncontrolled site coverage.
9. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality; and to provide a substantial and defensible boundary to the village of Star at this location.
10. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

77 **Application No:** 21/00818/FULL

Date Decision Issued: 24/05/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of summerhouse and fencing to side/rear of dwellinghouse (part retrospect)

Location: 27 Mackie Gardens Markinch Fife KY7 6BE

Applicant: Mr And Mrs Duke 27 Mackie Gardens Markinch KY7 6BE

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved summerhouse and fencing will be stained or painted in a colour to match that of the existing boundary fencing, unless otherwise agreed in writing with the Planning Authority.

Reason(s):

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

78 **Application No:** 21/01343/CLP

Date Decision Issued: 24/05/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of Lawfulness for erection of replacement single domestic garage

Location: 25 Park Terrace Markinch Glenrothes Fife KY7 6BN

Applicant: Mr A Stenhouse 25 Park Terrace Markinch Fife KY7 6BN

Agent: Derek Ross 6 Hill Place Markinch Fife KY7 6EW

Application Permitted - no conditions

79 **Application No:** 21/01334/CLP

Date Decision Issued: 27/05/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 10 Achray Park Glenrothes Fife KY7 6XT

Applicant: Mr and Mrs Hunnisett 10 Achray Park Glenrothes Fife KY7 6XT

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

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Planning permission in principle for erection of dwellinghouse

Location: Land Adjacent To The East Of Kinglassie Clinic Main Street Kinglassie Fife

Applicant: Mr Phil Gordon 312 Ritchie Park Johnstone Scotland PA5 8jn

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished ground and building floor levels, new walls and fences and details of proposed landscape treatment and the phasing of development.
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs; for the avoidance of doubt, design and materials shall demonstrate that the development is in compliance with Policy 14, given that it would affect the setting of a Listed Building.
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point.
 - (e) Details of the required surface water attenuation in line with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (g) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (h) A noise impact assessment including an assessment of the potential for occupants of the development to experience noise nuisance arising from the adjacent car garage. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.

A noise impact assessment must also

 - (i) Determine the existing noise climate
 - (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development.
 - (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

Unless otherwise agreed in writing with the LPA, the development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

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

2. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No 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.
3. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
4. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
5. The dwellinghouse shall not exceed 1.5 storeys in height.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority.
2. In the interest of road safety; to ensure the provision of adequate access.
3. In the interests of road safety; to ensure the provision of an adequate off street parking facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).
6. In the interests of design and visual amenity; to ensure the site is developed appropriately and within the context of surrounding properties.

81 **Application No:** 21/00988/LBC **Date Decision Issued:** 18/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for repair of cemetery walls

Location: Kilmany Parish Church Easter Kilmany To Q7 Junction Kilmany Fife KY15 4PT

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

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

Application Permitted - no conditions

82 **Application No:** 21/00989/FULL **Date Decision Issued:** 18/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repairing of cemetery walls

Location: Kilmany Parish Church Easter Kilmany To Q7 Junction Kilmany Fife KY15 4PT

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

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of vehicle access and hard standing and replacement doors and windows

Location: Lomond View Braehead Collessie Brae Collessie Cupar Fife KY15 7RQ

Applicant: Mr Mike Mclean Lomond View Braehead Collessie Fife KY15 7RQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed parking area, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the adjacent road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first use of the proposed parking area, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the adjacent road.
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.

84 **Application No:** 21/00914/LBC **Date Decision Issued:** 20/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for external alterations and installation of replacement roofing to dwellinghouse

Location: 40 Madras Road Auchtermuchty Fife KY14 7BW

Applicant: Ms Shona Carmichael 40 Madras Road Auchtermuchty Fife KY14 7BW

Agent:

Application Permitted - no conditions

85 **Application No:** 21/00915/FULL

Date Decision Issued: 20/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations and installation of replacement roofing to dwellinghouse

Location: 40 Madras Road Auchtermuchty Fife KY14 7BW

Applicant: Ms Shona Carmichael 40 Madras Road Auchtermuchty Fife KY14 7BW

Agent:

Application Permitted - no conditions

86 **Application No:** 21/00976/LBC

Date Decision Issued: 24/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for external alterations to dwellinghouse including repairs to chimney stack

Location: 1 East Port Falkland Fife KY15 7DA

Applicant: Miss Emma Lister 29 Scott Street Dundee United Kingdom DD2 2AL

Agent:

Application Permitted - no conditions

87 **Application No:** 20/02127/FULL **Date Decision Issued:** 25/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use of open space for siting of 1no. storage container including formation of footpath

Location: King George V Park Kirk Wynd Strathmiglo Cupar Fife KY14 7PY

Applicant: Fife Council Rothesay House Community Projects 2nd floor Rothesay House
Glenrothes United Kingdom KY12 5PQ

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from part of domestic garage to form self-contained accommodation and external alterations including formation of raised platform

Location: Lower Lodge Hilton Farm Cairnie Cupar Fife KY15 4QD

Applicant: Mrs Patricia Linzee Gordon Lower Lodge Hilton Cairnie Cupar United Kingdom KY15 4QD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.
2. Prior to the first use of the approved ancillary living accommodation, there shall be 1 No. additional off street parking space provided within the curtilage of the site, a total of 3 No. off street parking spaces shall be provided, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the first use of the approved ancillary living accommodation, the first two metre length of the access track to the rear of the public road shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

89 **Application No:** 21/00251/LBC

Date Decision Issued: 31/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal alterations, replacement doors and windows and formation of hardstanding

Location: Lomond View Braehead Collessie Brae Collessie Cupar Fife KY15 7RQ

Applicant: Mr Mike Mclean Lomond View Braehead Collessie Fife KY15 7RQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

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

90 **Application No:** 21/01080/FULL

Date Decision Issued: 31/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to side and rear and porch extension to front of dwellinghouse

Location: 46 Back Dykes Terrace Falkland Fife KY15 7BB

Applicant: Ms E Macdonald 46 Back Dykes Terrace Falkland UK KY15 7BB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first occupation of the proposed extension, there shall be 3 No. off street parking spaces provided within the curtilage of the existing site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

91 **Application No:** 21/01209/LBC **Date Decision Issued:** 03/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of windows and door

Location: Annsmuir Farm Annsmuir Cupar Fife KY15 7RE

Applicant: Mr & Mrs Alasdair & Elspeth Gray Annsmuir Farm Ladybank Cupar United Kingdom KY15 7RE

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

Application Permitted - no conditions

92 **Application No:** 21/00870/FULL

Date Decision Issued: 04/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from domestic outbuilding to form studio office including external alterations

Location: The Old Stables Back Wynd Falkland Fife KY15 7BX

Applicant: Mr Russell Masterton The Old Stables Back Wynd Falkland Scotland KY15 7BX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The studio office hereby approved shall only be for domestic use ancillary to the main dwellinghouse of The Old Stables.
Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development.

93 **Application No:** 21/01196/CLP **Date Decision Issued:** 07/06/2021

Ward: Howe Of Fife And Tay Coast

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

Location: 11 Lochiebank Crescent Auchtermuchty Fife KY14 7BH

Applicant: Mr Grant Robertson 11 Lochiebank Crescent Auchtermuchty Fife KY14 7BH

Agent: Richard Dyer 10 Hill Crescent Wormit Newport On Tay Fife DD6 8PQ

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Approval required by condition for erection of dwellinghouse and garage (18/01493/PPP)
Location: Higham House Dunbog Lindores Cupar Fife KY14 6JF
Applicant: Mr Rob Falconer Higham House Newburgh Cupar Fife KY14 6JF
Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

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

1. BEFORE ANY WORK STARTS ON SITE, a sample of all external finishing materials shall be submitted for the written approval of this Planning Authority.
2. Prior to the commencement of development, a Remedial Action Statement addressing site investigation and remediation strategy must be submitted for the prior written approval of the council.
3. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interest of safety and to protect contractors and future occupants from any contaminated or unstable land.
3. To provide the necessary verification that land remedial action has been completed to the planning authority's satisfaction.

95 **Application No:** 21/01173/FULL **Date Decision Issued:** 08/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to front of dwellinghouse

Location: 32 Newburgh Road Auchtermuchty Fife KY14 7BT

Applicant: Mr Mrs Clark 32 Newburgh Road Auchtermuchty Fife KY14 7BT

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for the erection of dwellinghouse and associated parking and landscaping works
Location: The Farmhouse Logie Farm Glenduckie Newburgh Cupar Fife KY14 6HL
Applicant: The Logie Farm Partnership Logie Farm Glenduckie Newburgh Scotland KY14 6HL
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, 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 colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
2. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 3m x 210m to the North East and 3m x 210m to the South West shall be provided at the junction where the private access meets with the existing C46 Public Road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level.
3. Prior to the first occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No 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.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road in accordance with the current Fife Council Transportation Development Guidelines.
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.

97 **Application No:** 21/01121/FULL **Date Decision Issued:** 11/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repairs/replacement of existing west chimney stack

Location: 1 East Port Falkland Fife KY15 7DA

Applicant: Miss Emma Lister 29 Scott Street Dundee United Kingdom DD2 2AL

Agent:

Application Permitted - no conditions

98 **Application No:** 20/03166/CLP **Date Decision Issued:** 19/05/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for environmental street improvements including alterations to the main road and existing parking, re-location of existing taxi rank, re-paving and installation of street lighting and street furniture

Location: Street Record High Street Inverkeithing Fife

Applicant: Fife Council Fife Council Bankhead Central Bankhead Park Glenrothes United Kingdom KY7 6GH

Agent: Mark Methven Fife Council Bankhead Central Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of access road and turning area

Location: 4 Croftgary Cottages Cullaloe Aberdour Burntisland Fife KY3 0RN

Applicant: Mr Scott Egnor 4 Croftgary Cottages Aberdour Scotland KY30RN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the replacement agricultural field access coming into use, the construction of the vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Within 2 weeks of the new agricultural field access coming into use, the existing field access at the northern boundary of the site shall be permanently stopped up for the lifetime of the development.
3. Prior to the replacement agricultural field access coming into use, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises and as per the layout shown on 03- Proposed Block Plan. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
4. Any trees or hedgerow which are removed as a result of this development shall be replaced within the site (within the first planting season following removal), unless otherwise agreed in writing by Fife Council as Planning Authority
5. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of visual amenity within the countryside and biodiversity; to ensure that adequate measures are put in place to replace any trees or hedgerow which are removed.
5. In the interests of ecology, to minimise disruption within the bird nesting season.

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for installation of electrical vehicle charging point

Location: Dales Farmhouse Dunfermline Fife KY11 7HR

Applicant: Major David Ronaldson The Dales Farmhouse North Road Dunfermline United Kingdom KY11 7HR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT the dressed corner stone and the door surrounds shall not be drilled or damaged during the installation of the hereby approved charging unit. All works involved within the installation process shall be fully reversible and upon the removal of the charging unit at the end of its lifecycle, all works shall be made good to the satisfaction of Fife Council as Planning Authority.

Reason(s):

1. In the interests of protecting the character of this Category (B) Listed Building.

Ward: Kirkcaldy Central

Proposal: Change of Use from Shop (Class 1) to Community Hub (Cafe, Recording Studio, Shop, Hot Desking, Exhibition and Performance Space and Community Meeting Rooms)/Offices (All Sui Generis) and Ancillary Storage/Hot Food Takeaway

Location: 10 Whytescauseway Kirkcaldy Fife KY1 1XF

Applicant: Mr Stuart Duffy 10 Whytescauseway Kirkcaldy Fife KY1 1XF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Unless otherwise agreed in advance in writing by the planning authority, the development hereby approved shall be carried out strictly in accordance with the drawings and other particulars hereby approved.

Reason(s):

1. For the avoidance of doubt; in the interests of ensuring development in accordance with the development plan.

Ward: Kirkcaldy Central
Proposal: Change of use from internal bike store to provide 1 flatted dwelling; erection of new bike store and erection of walling and alteration to access
Location: Forth House Abbotshall Road Kirkcaldy Fife KY1 1RU
Applicant: Mackay & Stenhouse Ltd 5 Garvock Hill Dunfermline Scotland KY12 7TZ
Agent: Ross Aitken 229 Balgreen Road Edinburgh United Kingdom EH11 2RZ

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

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed sandstone and ashlar stonework and larch cladding shall be submitted for approval in writing by this Planning Authority.
2. PRIOR TO THE OCCUPATION OF THE ADDITIONAL FLATTED UNIT HEREBY APPROVED, the cycle store (40 spaces) shall be provided as per approved Drawing No 2827 (PL2)17C (Fife Council Reference 17C). Thereafter the cycle store shall be retained and maintained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE ADDITIONAL FLATTED UNIT HEREBY APPROVED, the 38 car parking spaces and 2 motorcycle parking spaces shown on Drawing No 2827 (PL2)07B shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Guidelines and shall be retained for the lifetime of the development.
4. The proposed vehicular access gates and pillars shall be set back a minimum distance of 6 metres from the rear of the public footway, in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 2827(PL2)07B (IDOX ref 03B- revised site plan).
5. PRIOR TO THE OCCUPATION OF THE ADDITIONAL FLATTED UNIT HEREBY APPROVED, the additional amenity space shall be provided as per Approved Drawing No 2827 (PL2)07B (Fife Council Reference 03B). Thereafter the additional amenity space shall be retained and maintained for the lifetime of the development.
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 (the erection of the cycle storage unit), all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

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

7. The additional residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate and preserve the character and appearance of the building.
2. In the interests of road safety and promoting the use of cycles; to ensure the provision of adequate covered, safe and secure cycle parking spaces
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

4. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public footway.
5. To ensure that appropriate amenity space is provided at an appropriate stage in the development of the site.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).

103 **Application No:** 21/00666/FULL

Date Decision Issued: 25/05/2021

Ward: Kirkcaldy Central

Proposal: External alterations to shopfront including installation of replacement fascia boarding and door

Location: 2A Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mrs Marion Attan 11 John Street Kirkcaldy Scotland KY2 5LF

Agent: Gareth Buchan 9 Laverock Terrace Glenrothes United Kingdom KY7 5HZ

Application Permitted - no conditions

Ward: Kirkcaldy Central
Proposal: Change of Use from warehouse (Class 5) to form two dwellinghouses (Class 9) including erection of extension and installation of windows and doors
Location: 28 Townsend Place Kirkcaldy Fife KY1 1HB
Applicant: Paul Dow Joinery Meadowfield Industrial Estate Cowdenbeath Rd Burntisland United Kingdom KY3 0LH
Agent: Christine Stewart 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

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

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

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

2. Prior to the occupation of each dwelling, 2 off-street parking spaces shall be provided per dwelling in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines and as per the layout shown on Drawing No 003 Rev A. The parking spaces shall be retained in perpetuity.
3. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed windows/doors and timber effect fibre cement board shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

105 **Application No:** 21/00491/FULL **Date Decision Issued:** 27/05/2021

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Ms Jacqui Page 14 Townsend Place Kirkcaldy KY1 1HB

Agent: Eilidh McDaniel 8 Glendevon Place Kirkcaldy KY2 6YN

Application Permitted - no conditions

Ward: Kirkcaldy Central**Proposal:** Installation of replacement windows**Location:** Fife College St Brycedale Avenue Kirkcaldy Fife KY1 1EX**Applicant:** Fife College Carnegie College Pittsburgh Road Dunfermline Fife KY11 8DY**Agent:** Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS BEGIN ON SITE, a method statement shall be submitted to and approved in writing by Fife Council as Planning Authority. The method statement shall detail how the windows are fitted at present and what is proposed. For the avoidance of doubt, this shall include the method of fitting the approved window frames into the masonry openings as well as a the type and placement of fixings. Thereafter the installation shall be carried out in accordance with the approved method statement.

Reason(s):

1. In the interests of protecting the historic fabric of the listed building; to ensure that the installation of the approved windows does not damage the masonry openings.

107 **Application No:** 20/02821/FULL

Date Decision Issued: 28/05/2021

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows

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

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

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

Application Permitted - no conditions

Ward: Kirkcaldy Central**Proposal:** Change of Use from offices (Class 2) to two dwellinghouses (Class 9) and external alterations including installation of windows and doors**Location:** 28 Townsend Place Kirkcaldy Fife KY1 1HB**Applicant:** Paul Dow Joinery Meadowfield Industrial Estate Cowdenbeath Rd Burntisland UK KY3 0LH**Agent:** Christine Stewart 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of each dwelling, 2 off-street parking spaces shall be provided per 3 bed dwelling and 3 spaces per 4 bed dwelling, in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines and as per the layout shown on Drawing No 003 Rev A. The parking spaces shall be retained for the lifetime of the development.
2. BEFORE ANY WORK STARTS ON SITE, details of the colour of the proposed doors/windows and render shall be submitted for approval in writing by this Planning Authority.

Reason(s):

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

109 **Application No:** 21/00799/FULL

Date Decision Issued: 28/05/2021

Ward: Kirkcaldy Central

Proposal: Single storey front and side extension to dwellinghouse

Location: 51 Hillcrest Avenue Kirkcaldy Fife KY2 5TU

Applicant: Mr And Mrs Raymond Chapman 51 Hillcrest Avenue Kirkcaldy Fife KY2 5TU

Agent:

Application Permitted - no conditions

110 **Application No:** 21/00890/FULL

Date Decision Issued: 28/05/2021

Ward: Kirkcaldy Central

Proposal: Installation of rooflights to front and rear of flatted dwelling

Location: First Floor Right 68 David Street Kirkcaldy Fife KY1 1XB

Applicant: Mr Kevin Wallace 6 East Fergus Place Kirkcaldy Scotland KY1 1XT

Agent: Aidan Ruthven 6 Queens Avenue Edinburgh Scotland EH4 2DF

Application Permitted - no conditions

111 **Application No:** 21/01076/FULL

Date Decision Issued: 03/06/2021

Ward: Kirkcaldy Central

Proposal: Siting of new ground staff store portable building

Location: Starks Park Pratt Street Kirkcaldy Fife KY1 1SA

Applicant: Starks Park Properties Limited Starks Park 0 Pratt Street Kirkcaldy UK KY1 1SA

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

Application Permitted - no conditions

112Application No: 21/01554/CLP

Date Decision Issued: 08/06/2021

Ward: Kirkcaldy Central

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

Location: 5 Bennochry Gardens Kirkcaldy Fife KY2 5JG

Applicant: Mr Stuart Murray 5 Bennochry Gardens Kirkcaldy Fife KY2 5JG

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

Application Permitted - no conditions

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse and erection of domestic outbuilding

Location: 6 East Fergus Place Kirkcaldy Fife KY1 1XT

Applicant: Mr Kevin Wallace 6 East Fergus Place Kirkcaldy Fife KY1 1XT

Agent: Aidan Ruthven 6 Queens Avenue Edinburgh Scotland EH4 2DF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS RELATING TO THE HEREBY APPROVED OUTBUILDING COMMENCE, finalised details of the slate roofing tiles shall be submitted for written approval by Fife Council as Planning Authority.

Reason(s):

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

Ward: Kirkcaldy East**Proposal:** Erection of plant building to house boiler including installation of flue**Location:** Thomas Muir Haulage Storage Building Randolph Industrial Estate 7 Randolph Place Kirkcaldy Fife KY1 2YX**Applicant:** Thomas Muir Haulage Ltd Unit 7 Main Yard Randolph industrial Estate Kirkcaldy Scotland KY1 2YX**Agent:** Phil Birse 26 Montrose Road Forfar Scotland DD8 2HT**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Should the specification of the biomass boiler engine(s), thermal Input, supporting Infrastructure (including stack / building dimensions) emission abatement (where applicable) or maintenance schedule approved through this application change prior to work starting on site, the Air Quality Assessment shall be suitably revised and submitted for the prior written approval of the planning authority before any works commences on site.
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. To protect air quality
2. To ensure all contamination within the site is dealt with.

Ward: Kirkcaldy East

Proposal: Installation of external tanks and bunding facility

Location: QAS Copak Mitchelston Industrial Estate Mitchelston Drive Kirkcaldy Fife KY1 3NB

Applicant: QAS Copak Ltd Mitchelston Industrial Estates Mitchelston Drive Kirkcaldy Fife KY1 3NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before any development commences on site, full finishing details (materials and colour) shall be submitted to Fife Council as Planning Authority for consideration. Once approved, the approved details shall be implemented on site in full unless otherwise agreed in writing.

Reason(s):

1. In the interest of visual amenity; to ensure the development blends in with the surrounding environment.

116 **Application No:** 20/03093/FULL

Date Decision Issued: 25/05/2021

Ward: Kirkcaldy East

Proposal: Installation of 1no. electric vehicle charging point
(Land at Shore Road Car Park, Dysart, Fife)

Location: Proposed Car Charging Point Shore Road Dysart Fife

Applicant: Ms Jane Findlay Bankhead Central Bankhead park Glenrothes Fife KY76GH

Agent: Philip Suttie Bankhead Central Bankhead Park Glenrothes Scotland KY76GH

Application Permitted - no conditions

117 **Application No:** 21/01028/FULL

Date Decision Issued: 04/06/2021

Ward: Kirkcaldy East

Proposal: Formation of car parks (Section 42 application to vary condition 1 of planning application 20/00882/FULL relating to car park layout) (in retrospect)

Location: Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

Applicant: NHS Fife Victoria Hospital Hayfield Road Kirkcaldy UK KY25AH

Agent: NORR Consultants Ltd Suite 1A Skypark 5 45 Finnieston Street Glasgow UK G3 8JU

Application Permitted - no conditions

118**Application No:** 21/00882/FULL

Date Decision Issued: 09/06/2021

Ward: Kirkcaldy East

Proposal: Change of use from open space to garden ground and erection of boundary fence (retrospective)

Location: 45 Cameron Drive Kirkcaldy Fife KY1 3AF

Applicant: Mr Mark Wardle 45 Cameron Drive Kirkcaldy Fife KY1 3AF

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Certificate of lawfulness for proposed use of pavilion as meeting point for children visiting park for outdoor learning purposes and for associated office/storage/toilet use

Location: Bowling Pavilion Ravenscraig Park Dysart Road Kirkcaldy Fife

Applicant: FIFE COUNCIL- EDUCATION SERVICE ROTHESAY HOUSE ROTHESAY PLACE GLENROTHES SCOTLAND KY6 1BN

Agent: John Purves BANKHEAD CENTRAL 1 BANKHEAD PARK GLENROTHES SCOTLAND KY7 6GH

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use from retail (Class 1) to hot food takeaway (Sui Generis)

Location: 174 - 182 St Clair Street Kirkcaldy Fife KY1 2DG

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The cumulative noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 30 during day-time and NR 25 during night-time hours in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

2. Within 8 weeks of consent being granted and prior to any works commencing on the unit, plans detailing the provision of a dedicated pedestrian link between Aitken Street and the front door of the new hot food takeaway shall be submitted for approval by Fife Council as Planning Authority. Once approved, the new pedestrian link shall be provided and constructed in accordance with the approved plan, prior to the hot food takeaway use commencing.

Reason(s):

1. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
2. In the interest of pedestrian safety; to ensure the provision of an adequate design layout for pedestrians.

Ward: Kirkcaldy North

Proposal: Two storey and single storey extensions to dwellinghouse

Location: 8 Craigie Place Kirkcaldy Fife KY2 6JQ

Applicant: Mr And Mrs Andrew Brady 8 Craigie Place Kirkcaldy Fife KY2 6JQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the ground floor and first floor windows on the front elevation of the hereby approved two storey extension shall be fitted prior to the development coming into use and shall be maintained as approved for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, no new window openings shall be installed at first floor level within the hereby approved two storey extension without the prior approval of Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure the design of the proposal is completed as approved.
2. In the interests of visual amenity; to ensure the design of the proposal is completed as approved.

122Application No: 21/00509/FULL

Date Decision Issued: 17/05/2021

Ward: Kirkcaldy North

Proposal: Change of use from public open space to private garden ground and erection of fence

Location: 97 Dothan Road Kirkcaldy Fife KY2 6GD

Applicant: Mr Michael Baxter 97 Dothan Road Kirkcaldy United Kingdom KY2 6GD

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Extension to existing drive through restaurant (Class 3) and external alterations including erection of fence and alterations to car park and drive through

Location: KFC 14 Fife Central Retail Park Chapel Park Kirkcaldy Fife KY2 6QL

Applicant: Euro Garages Ltd Euro House Beehive Trading Park Haslingden Road Blackburn England BB1 2EE

Agent: Jo Edwards Millars Three Southmill Road BishopsStortford Herts CM23 3DH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the extended part of the restaurant opening for business, there shall be provided within the curtilage of the site 22 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on HEA Drawing 2720/G100 Rev P. The parking spaces shall be retained for the lifetime of the development.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure all contamination within the site is dealt with.

124**Application No:** 21/01167/CLP

Date Decision Issued: 24/05/2021

Ward: Kirkcaldy North

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

Location: 7 Adelaide Road Kirkcaldy Fife KY2 6FA

Applicant: Mr Mrs Davies 7 Adelaide Road Kirkcaldy Scotland KY2 6FA

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

Application Permitted - no conditions

125**Application No:** 21/00758/FULL

Date Decision Issued: 07/06/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 20 Sir Thomas Elder Way Kirkcaldy Fife KY2 6ZS

Applicant: Mr Dave Moodie 20 Sir Thomas Elder Way Kirkcaldy UK KY2 6ZS

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

Application Permitted - no conditions

126 **Application No:** 21/00701/LBC

Date Decision Issued: 19/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Listed Building Consent for internal alterations to public house

Location: The Auld Hoose Milton Road Windygates Leven Fife KY8 5DF

Applicant: Ms Dawn Adams 87 Henderson Park Windygates Scotland KY8 5DN

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

Application Permitted - no conditions

127 **Application No:** 21/00845/FULL

Date Decision Issued: 19/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Enlargement of existing garage

Location: 24 Victoria Road Lundin Links Fife KY8 6AX

Applicant: Mr And Mrs John Erwin 24 Victoria Road Lundin Links Fife KY8 6AX

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Erection of domestic garage with glass balustrade above roof level

Location: Coventry Cottage 26 Drummochy Road Lower Largo Leven Fife KY8 6BZ

Applicant: Mr Alan Cochrane 26 Drummochy Road Lower Largo Scotland KY8 6BZ

Agent: Ian White 230 Methilhaven Road Methil Scotland KY8 3LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The garage hereby approved shall only be used for purposes which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

1. The location of the garage renders it unsuitable for commercial use.

129 **Application No:** 21/00884/FULL

Date Decision Issued: 20/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of patio doors to flatted dwelling

Location: 11 Hawthorn Street Leven Fife KY8 4QE

Applicant: Mr & Mrs D Fridge 11 Hawthorn Street Leven Fife KY8 4QE

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to side of dwellinghouse
Location: 13 Beech Park Leven Fife KY8 5NG
Applicant: Mr Martin Young 13 Beech Park Leven Fife KY8 5NG
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

131 **Application No:** 21/00956/FULL

Date Decision Issued: 21/05/2021

Ward: Leven, Kennoway And Largo

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

Location: 22 Balcurvie Road Windygates Fife KY8 5DY

Applicant: Mr Alexander Cunningham 22 Balcurvie Road Windygates Fife KY8 5DY

Agent:

Application Permitted - no conditions

132Application No: 21/01358/CLP

Date Decision Issued: 25/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for the installation of internal ground source heat pump and underground pipes below in connection with same

Location: Monturpie Farm Chesterstone Upper Largo Leven Fife KY8 5QS

Applicant: Mr Duncan Law Monturpie Farm Monturpie Farm Upper Largo Leven, Fife Scotland KY8 5QS

Agent:

Application Permitted - no conditions

133**Application No:** 21/00957/FULL

Date Decision Issued: 26/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Porch extension to front of dwellinghouse

Location: 49 Beech Park Leven Fife KY8 5NG

Applicant: Mr Austin Clachers 49 beech park Leven United Kingdom ky85ng

Agent: Harry Dalglish 15 beech park Leven United Kingdom Ky8 5ng

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Listed building consent for historic wall repairs
Location: The Causeway Churchyard The Causeway Kennoway Fife
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT
Agent: Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all new stone repair and replacement details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
2. All stone repair works and removal of surface vegetation and cement to the stonework shall be carried out manually without any blasting or chemicals.
3. BEFORE ANY WORK STARTS on site, if any re-erecting of any gravestones is carried out, details shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kennoway Conservation Area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kennoway Conservation Area and to avoid any damage to the existing stonework.
3. In the interests of protecting the gravestones.

Ward: Leven, Kennoway And Largo

Proposal: Historic wall repairs

Location: The Causeway Churchyard The Causeway Kennoway Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all new stone repair and replacement details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
2. All stone repair works and removal of surface vegetation and cement to the stonework shall be carried out manually without any blasting or chemicals.
3. BEFORE ANY WORK STARTS on site, if any re-erecting of any gravestones is carried out, details shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kennoway Conservation Area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kennoway Conservation Area and to avoid any damage to the existing stonework.
3. In the interests of protecting the gravestones.

136 **Application No:** 21/01402/APN

Date Decision Issued: 07/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Prior Notification for instalation of poly-tunnels

Location: Home Farm Cottage West Largo Place Blindwells Lower Largo Leven Fife
KY8 6EE

Applicant: Mr David Crichton Monzie Farms The Ibert Farm Monzie Crieff UK PH7 3LL

Agent: Kathryn Beckett Home Farm Cottage Upper Largo Leven Scotland KY8 6EE

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Proposed formation of vehicular parking area and installation of car charging points
Location: Laurelbank 74 Main Street Lower Largo Leven Fife KY8 6BT
Applicant: Mr S Green Laurelbank 74 Main Street Lower Largo Leven Fife KY8 6BT
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE PARKING SPACES ARE USED, visibility splays of 2m x 22.3m in directions to the North East and 2m x 25m to the South West shall be provided at the proposed vehicular access and the public road. The adjacent boundary walls shall be reduced in height to 0.6m to the North East and to 0.9m to the South West as shown on Drawing No's . H.1613 AL (0) 03C and H.1613 AL (0) 04C.
2. BEFORE THE PARKING SPACES ARE USED, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the first use of the proposed off street parking area, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure that the visibility splays required can be fully achieved.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

138**Application No:** 19/03068/CDC1

Date Decision Issued: 10/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension and raised platform to front of dwellinghouse
(Completion of Development Certificate for 19/03068/FULL)

Location: 13 Bridgend Gardens Windygates Leven Fife KY8 5BP

Applicant: Mrs C Russell 13 Bridgend Gardens Windygates Leven Fife KY8 5BP

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of single storey extension to rear of dwellinghouse, alterations and extension to existing outbuilding to form self contained accommodation
Location: 1 Pilmuir Road Lundin Links Leven Fife KY8 6BD
Applicant: Mr R Barron 1 Pilmuir Road Lundin Links Leven Scotland KY8 6BD
Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the conversion of the existing outbuilding to self contained accommodation hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the self contained outbuilding shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. To ensure that no additional off street parking is required and that there will be no formation of a substandard vehicular access onto the public road. The location of the outbuilding renders it unsuitable for commercial use.

140 **Application No:** 21/01004/FULL

Date Decision Issued: 11/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of single storey extension to the rear/side of dwellinghouse

Location: 35 Victoria Road Lundin Links Fife KY8 6AX

Applicant: Mr David Mach 35 Victoria Road Lundin Links Fife United Kingdom KY8 6AX

Agent: Steve Mathewson 240a Clepington Road Dundee Angus DD3 8BJ

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of 44 dwellinghouses with associated infrastructure and landscaping

Location: Site Adjacent To The Avenue Lochgelly Fife

Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption.
3. Prior to occupation of the first house, a footway 2.5 metres wide shall be provided along the total frontage of the site. The footway shall not encroach into the existing The Avenue carriageway and shall ensure that a minimum carriageway width of 6 metres is retained. Work shall include the tie-in of the west end of the footway with the vehicular access to the public park to the west of the site.
4. For the avoidance of doubt, one pair of speed cushions on the street between plots 116 & 117 shall be formed clear of the adjacent driveways.
5. For the avoidance of doubt, the parking area serving plots 143 to 146 and 151 to 154 shall be formed as a raised table.
6. Prior to the occupation of each house, its access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%).
7. Prior to occupation of the first house, visibility splays 2.5 metres x 40 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with The Avenue, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
8. All roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
9. Prior to occupation of each house, there shall be provided within the curtilage of the site two parking spaces per house type Barra, Court, Noss & Tracey for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
10. Prior to occupation of each house, there shall be provided within the curtilage of the site three parking spaces per house type Fidra, Gairsey, Inchkeith and Iona for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development. The driveways for house type Fidra shall be a minimum length of 15 metres. The driveway for Plot 168 shall be formed at 90° to the carriageway.
11. All garages adjacent to dwellinghouses being located at least six metres from the road boundary and all driveways in front of dwellings having a minimum length of six metres from the road boundary.
12. For the avoidance of doubt, the wheel cleaning facilities as set out in the approved Construction Method Statement shall be provided and maintained throughout the duration of the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
13. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by

the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.

14. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 13. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement or any approved revised Remedial Action Statement, a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement or the approved revised Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
15. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
16. For the avoidance of doubt, there shall be no vertically lined timber fences permitted on public elevations unless otherwise agreed in writing with Fife Council as planning authority.
17. Prior to the commencement of development, a public art strategy including the details of the proposed items of work relating to this strategy shall be submitted for the written approval of Fife Council as Planning Authority. The strategy shall demonstrate that the value of the works contributing to the public art strategy shall meet the terms of the Council's Guidance on Public Art in terms of the financial value of the items of work. It shall include a phasing timescale for the implementation of the public art works. Thereafter, the public art works shall be carried out entirely in accordance with the details and phasing approved under this condition and will be maintained in perpetuity by the applicant or other agreed party.
18. The mitigation specified within the Noise Impact Assessment by Atmos Consulting (dated 24 August 2020) approved through this application shall be fully provided prior to the occupation of the associated residential unit identified within the report.

Reason(s):

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

6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
8. In the interest of road safety; to ensure the provision of adequate visibility at road junctions.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.
12. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
13. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
14. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
15. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
16. In the interest of protecting amenity.
17. In the interests of good placemaking; to ensure a strategy for deploying the financial contribution towards public art is agreed.
18. In the interests of protecting future residential amenity.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of 14 dwellinghouses with associated infrastructure and landscaping
Location: Site Adjacent To The Avenue Lochgelly Fife
Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
2. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption.
3. Prior to occupation of the first house, a footway 2.5 metres wide shall be provided along the total frontage of the site. The footway shall not encroach into the existing The Avenue carriageway and shall ensure that a minimum carriageway width of 6 metres is retained. Work shall include the tie-in of the west end of the footway with the vehicular access to the public park to the west of the site.
4. Prior to occupation of the first house, the provision of the eastern vehicular access with The Avenue formed as a raised table. The works shall retain the existing farm vehicular accesses on the south side of The Avenue.
5. Prior to the occupation of each house, its access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%).
6. Prior to occupation of the first house, visibility splays 2.5 metres x 40 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with The Avenue, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
7. All roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
8. Prior to occupation of each house, there shall be provided within the curtilage of the site two parking spaces per house type Barra, Court, Noss & Tracey for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
9. Prior to occupation of each house, there shall be provided within the curtilage of the site three parking spaces per house type Fidra, Gairsey, Inchkeith and Iona for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development. The driveways for house type Fidra shall be a minimum length of 15 metres.
10. All garages adjacent to dwellinghouses being located at least six metres from the road boundary and all driveways in front of dwellings having a minimum length of six metres from the road boundary.
11. For the avoidance of doubt, the wheel cleaning facilities as set out in the approved Construction Method Statement shall be provided and maintained throughout the duration of the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
12. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing

Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.

13. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 13. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement or any approved revised Remedial Action Statement, a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement or the approved revised Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
14. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
15. For the avoidance of doubt, there shall be no vertically lined timber fences permitted on public elevations unless otherwise agreed in writing with the planning authority.
16. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a public art strategy including the details of the proposed items of work relating to this strategy shall be submitted for the written approval of Fife Council as Planning Authority. The strategy shall demonstrate that the value of the works contributing to the public art strategy shall meet the terms of the Council's Guidance on Public Art in terms of the financial value of the items of work. It shall include a phasing timescale for the implementation of the public art works. Thereafter, the public art works shall be carried out entirely in accordance with the details and phasing approved under this condition and will be maintained in perpetuity by the applicant or other agreed party.
17. Within one month of completion of the SUDS, completed Appendix 5 - Confirmation of future maintenance of Sustainable Apparatus (Fife's SuDS - Design Criteria Guidance Note) and Appendix 6 - Confirmation of Sustainable Drainage System Constructed to Current Best Practice (Fife's SuDS - Design Criteria Guidance Note) shall be submitted to Fife Council.
18. The mitigation specified within the Noise Impact Assessment by Atmos Consulting (dated 24 August 2020) approved through this application shall be fully provided prior to the occupation of the associated residential unit identified within the report.
19. Before development starts on site, an updated landscaping plan shall be submitted for the written approval of Fife Council as planning authority and this shall confirm the landscaping proposals for the area of land to the north of plot 118 and area of land to the east of plots 118-121. The development shall be completed in accordance with the details approved through this condition.

Reason(s):

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

3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
7. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.
11. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
12. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
13. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
14. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
15. In the interests of protecting amenity.
16. In the interests of good placemaking; to ensure a strategy for deploying the financial contribution towards public art is agreed.
17. In the interests of ensuring adequate drainage infrastructure.
18. In the interests of protecting the residential amenity of future residents.
19. In the interest of design and visual amenity.

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of single storey extension and dormer extension to rear of dwellinghouse (Completion of Development Certificate for 16/04147/FULL)

Location: 19 Zetland Place Lochgelly Fife KY5 9BL

Applicant: Mr David McLelland 19 Zetland Place Lochgelly Fife KY5 9BL

Agent:

Application Permitted - no conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear glazed windows shall be installed in the north-west-facing side elevation of the proposed extension, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to prevent direct overlooking to the house and rear garden ground of No. 17.

144**Application No:** 20/03253/CLE

Date Decision Issued: 21/05/2021

Ward: Rosyth

Proposal: Certificate of Lawfulness (Existing) for use of buildings as offices (Class 4), and production/warehouse (Class 5 and 6)

Location: Land To The East Of Fairykirk Road Rosyth Fife

Applicant: Strategic Commercial Investments Ltd na 4C 4C New Mart Road Edinburgh Scotland EH14 1RL

Agent: Lucy Moroney 54 Island Street Galasheils Scottish Borders Scotland TD1 1NU

Application Permitted - no conditions

Ward: Rosyth

Proposal: Section 42 application to vary condition 1 (temporary period) attached to previous planning permission (ref. 19/03187/FULL) for installation of 7 accommodation pods (Class 7)

Location: Site At Castle Road MacGrigor Road And Globe Road Rosyth Fife

Applicant: Capital & Provincial (Rosyth) Ltd c/o Dockyard Digs Management Suite Globe Road Rosyth Scotland KY11 2AQ

Agent: Richard Phillips Bank House 20A Strathearn Road Edinburgh United Kingdom EH9 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development authorised by this permission shall be removed and the land restored to its former condition on or before 31 March 2028.
2. In the event that any structure or equipment becomes obsolete or redundant it shall be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by the planning authority within 3 months of the site becoming unoccupied, and the reinstatement works shall be completed within 3 months (or such other period as may be agreed in writing by the planning authority) of the site becoming unoccupied.
3. The occupation of the development hereby approved shall be limited to persons solely employed at the Port of Rosyth. A register shall be retained on site (or at a neighbouring site controlled by the same operator) at all times detailing the occupation and workplace for each of the temporary workers on site.

Reason(s):

1. The buildings and works are of a temporary nature and are not suitable for long term use.
2. To ensure the reinstatement of the site to a satisfactory standard.
3. The type of temporary accommodation proposed and the level of car parking provision are inappropriate unless related to the essential short-term needs of this specific national development.

146**Application No:** 21/01116/CLP

Date Decision Issued: 18/05/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for a single storey extension to rear and alterations to garage window to create a door

Location: 14 Irvine Crescent St Andrews Fife KY16 8LG

Applicant: Mr John Walton 14 Irvine Crescent St Andrews Scotland KY16 8LG

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

Application Permitted - no conditions

147 **Application No:** 21/00768/LBC

Date Decision Issued: 19/05/2021

Ward: St. Andrews

Proposal: Listed Building Consent for change of use from restaurant (Class 3) to 3 flatted dwellings (Sui Generis) and external alterations including first floor extension, installation of windows and doors (removal of windows and doors)

Location: Vine Leaf Restaurant 131 South Street St Andrews Fife KY16 9UN

Applicant: Mr Ian Hamilton 131 South Street St. Andrews Scotland KY16 9UN

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

Application Permitted - no conditions

148**Application No:** 21/01052/LBC

Date Decision Issued: 19/05/2021

Ward: St. Andrews

Proposal: Listed Building Consent for the conversion of existing storage spaces to provide additional teaching accommodation including alterations to doors and windows, new internal openings

Location: St Leonards School The Pends St Andrews Fife KY16 9RE

Applicant: St Leonards School St Leonards School South Street St Andrews UK KY16 9QJ

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

Application Permitted - no conditions

149**Application No:** 21/01053/FULL

Date Decision Issued: 19/05/2021

Ward: St. Andrews

Proposal: Conversion of existing storage spaces to provide additional teaching accommodation including alterations to doors and windows, new internal openings

Location: St Leonards School The Pends St Andrews Fife KY16 9RE

Applicant: St Leonards School St Leonards School South Street St Leonards UK KY16 9QJ

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

Application Permitted - no conditions

150 **Application No:** 20/02700/FULL

Date Decision Issued: 20/05/2021

Ward: St. Andrews

Proposal: Change of use from restaurant (Class 3) to 3 flatted dwellings (Sui Generis) and external alterations including first floor extension, installation of windows and doors (removal of windows and doors)

Location: Vine Leaf Restaurant 131 South Street St Andrews Fife KY16 9UN

Applicant: Mr Ian Hamilton 131 South Street St. Andrews Scotland KY16 9UN

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

Application Permitted - no conditions

151 **Application No:** 21/00428/FULL

Date Decision Issued: 21/05/2021

Ward: St. Andrews

Proposal: Erection of extension to existing fence

Location: Gatty Marine Labs Woodburn Place St Andrews Fife KY16 8LB

Applicant: University Of St Andrews C/o Campus Living Villages 7th Floor Digital World
Centre 1 Lowry Plaza Salford Quays Manchester United Kingdom M50 3UB

Agent: Steven Black 7 Exchange Crescent Conference Square Edinburgh Scotland
EH3 8LL

Application Permitted - no conditions

152**Application No:** 21/00714/FULL

Date Decision Issued: 21/05/2021

Ward: St. Andrews

Proposal: Erection of dwellinghouse (demolition of existing dwellinghouse)

Location: 7 Spottiswoode Gardens St Andrews Fife KY16 8SA

Applicant: Mr & Mrs Juan Ye 7 Spottiswoode Gardens St Andrews Scotland KY16 8SA

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Single storey extension to rear of dwellinghouse**Location:** 18 Canongate St Andrews Fife KY16 8RT**Applicant:** Cornerstone, St Andrews Free Church Of Scotland 18 Canongate ST ANDREWS U.K. KY16 8RT**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 rear mutual boundary fence between the site and 20 Canongate shall be fully re-instated to match the original height, style and finish of the original fence BEFORE the development hereby approved is occupied, unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to this detail.

Ward: St. Andrews**Proposal:** Two storey extension to side of dwellinghouse**Location:** 66 Lawmill Gardens St Andrews Fife KY16 8QS**Applicant:** Mr Ross Methven 66 Lawmill Gardens St Andrews United Kingdom KY16 8QS**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. BEFORE THE FLUE IS INSTALLED, full details giving the height, diameter and external colour of the flue shall be submitted for PRIOR approval in writing by this Planning Authority.

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

3. FOR THE AVOIDANCE OF DOUBT, all external colour finishes for the extension hereby approved shall be as shown on approved drawing number 04 unless otherwise agreed in writing with this Planning Authority BEFORE works commence on site.

Reason(s):

1. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.
2. To reserve the rights of the Planning Authority with respect to these details.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

155 **Application No:** 21/01098/FULL

Date Decision Issued: 25/05/2021

Ward: St. Andrews

Proposal: Erection of four dwellinghouses (demolition of existing joinery workshop building) (Amendment to planning reference 17/01526/FULL for installation of replacement cladding (removal of skew))

Location: 16A Argyle Street St Andrews Fife KY16 9BP

Applicant: Mr Graeme Marshall 33 Church Road Strathkinness Scotland KY16 9XR

Agent: James Robertson 7b Mavisbank Grange Edinburgh United Kingdom EH20 9SZ

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Change of use from shop (Class 1) to restaurant/cafe (Class 3) with ancillary hot food take away
Location: 2A Bell Street St Andrews Fife KY16 9UX
Applicant: Parkprime Limited c/o agent 22 Rubislaw Terrace Aberdeen Scotland AB10 1XE
Agent: Margaret Bochel 22 Rubislaw Terrace Aberdeen UK AB10 1XE

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

1. BEFORE THE PREMISES BECOMES OPERATIONAL, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours, control noise emissions and servicing regime shall be submitted by the operator for the prior written approval of this Planning Authority. Thereafter, the approved system must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with this Planning Authority.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any nearby noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located adjacent the application site.
2. In the interests of residential amenity; to prevent noise associated with the application site affecting the residential property located adjacent the application site.

157 **Application No:** 21/01081/FULL

Date Decision Issued: 27/05/2021

Ward: St. Andrews

Proposal: Change of use from two flatted dwellings to form one dwellinghouse and external alterations including installation of replacement windows

Location: Linskill House Argyle Street St Andrews Fife

Applicant: Mr Grant Browning Linskill House 16 Argyle Street St Andrews UK KY16 9BT

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Formation of public garden including installation of information board, seating, statue and paved area and lowering of existing stone wall (renewal of Planning Permission 17/04088/FULL)

Location: Garden 1 Greyfriars Garden St Andrews Fife

Applicant: Mr Sandy Bremner STAPT Museum 12 North St, ST. ANDREWS Scotland, UK KY16 9PW

Agent: David Middleton "Glenesk" 26 Lade Braes St Andrews Scotland , UK KY16 9DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes including the paving stones, seats, plaques, planters and statue shall be submitted for approval in writing by this Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, details of the finish of the lowered wall hereby approved shall be submitted for the prior written approval of Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, the coping stones that adorn the top of the section of wall that is to be removed shall be reused to finish the new lowered wall.
3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
4. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the public garden hereby approved shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare shall be carried out in accordance with these approved details.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Conservation Area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Conservation Area.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the public garden hereby approved shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare shall be carried out in accordance with these approved details.

159 **Application No:** 21/00991/FULL

Date Decision Issued: 28/05/2021

Ward: St. Andrews

Proposal: Single storey extension to rear and side dwellinghouse

Location: 1 Walker Place St Andrews Fife KY16 9NY

Applicant: Mr Bob Millar 1 Walker Place St. Andrews Scotland KY16 9NY

Agent:

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Erection of dwellinghouse, installation of air source heat pump and alteration to boundary wall (Section 42 application to vary condition 6 of 19/03540/FULL relating to parking spaces)

Location: Flat 1 6 Pilmour Place St Andrews Fife KY16 9HZ

Applicant: Dunperrogh Investments Limited Smithy Cottage Carnbee Anstruther Scotland KY10 2RU

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

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

1. PRIOR TO ANY WORKS COMMENCING ON SITE, details (including samples) of the specification and colour of all proposed external finishes shall be submitted for approval in writing by the Planning Authority.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, a method statement for the dismantling and rebuilding of the stone wall, including details of where and how the demolished stone is to be stored, shall be submitted for the written approval of the Planning Authority.

FOR THE AVOIDANCE OF DOUBT, stone from the wall which is to be demolished should be reclaimed and re-used where possible during the construction of the proposed replacement wall. All additional materials required to rebuild the wall shall consist of natural stone of a colour and coursing to match the existing stonework

4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE (hereby approved), the 1.2 and 1.8 metre high walls shall be erected within the garden area as detailed on Drawing 100C (Planning Authority ref. 03B - PROPOSED SITE AND FLOOR PLANS). Thereafter, the stone walls shall be retained for the lifetime of the development.
5. The total noise from all plant, machinery or equipment associated with the dwellinghouse (hereby approved) shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

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

6. THE DWELLINGHOUSE (hereby approved), shall not be occupied until at least two off-street parking spaces have been provided either within the site or within 250 metres of the site, or such other scheme as may be agreed with the Planning Authority in writing. FOR THE AVOIDANCE OF DOUBT, one parking space shall be provided for the use of the occupants of the existing flatted dwelling on site (Flat 1, 6 Pilmour Place) and one for the use of occupants of the dwelling hereby approved.. The parking spaces shall be delineated and thereafter shall be retained for the lifetime of the development.
7. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE (hereby approved), the air source heat pump, as detailed in the submitted Low Carbon Sustainability Checklist, shall be installed per the manufacturer's instructions. Thereafter, the air source heat pump shall be retained for the lifetime of the development.
8. The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

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

2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed wall.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests of residential amenity; to ensure the privacy enjoyed within neighbouring amenity spaces is maintained.
5. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from the air source heat pump.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of sustainability; to ensure the development meets the greenhouse gas emissions reduction targets currently in place.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

Ward: St. Andrews**Proposal:** Listed building consent for internal alterations to form six flatted dwellings and external alterations including installation door, replacement windows and stone cleaning**Location:** St Andrews Hostel Inchcape House St Marys Place St Andrews Fife KY16 9UY**Applicant:** Mr D Scanlon 70 Hamilton Drive Glasgow Scotland G12 8DR**Agent:** Kevin Duguid 53 Albert Street Aberdeen Scotland AB25 1XT**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO THE REMOVAL OF THE EASTERN ELEVATION DORMER WINDOWS, scaled 1:20 windows elevations and 1:1 astragal details for the replacement windows shall be submitted for the prior written approval of the Planning Authority.

For the avoidance of doubt, the replacement windows shall be formed of timber and be painted white.

2. BEFORE ANY STONE CLEANING TAKES PLACE, the location and surface area of the trial areas on the facade of the building shall be agreed in writing by the Planning Authority. The Planning Authority shall thereafter be notified to inspect the stone cleaning trials undertaken and confirm in writing that the cleaning methods or chemicals are acceptable for use across the building. Stone cleaning of the building facades shall thereafter be carried out per the details agreed by the Planning Authority.

FOR THE AVOIDANCE OF DOUBT, the trial stone cleaning shall be carried out on areas of the building that are not visible to members of the public.

3. FOR THE AVOIDANCE OF DOUBT, the external door shall be fitted with a 'cassette type' timber astragal system whereby all the astragals are scribed into the door frame as one full unit.
4. The lintel to the approved door shall be constructed in natural stone of a colour and finish to match the existing stonework.
5. FOR THE AVOIDANCE OF DOUBT, for the lifetime of the development, all existing internal ceiling cornices and friezes shall be retained in full, unaltered, above the suspended ceilings that are to be installed.

Reason(s):

1. In the interests of visual amenity; to ensure that the windows are appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the stone cleaning is appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the external detailing is appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area, within which the site is located.
5. In the interests of safeguarding the historic character of the listed building.

Ward: St. Andrews**Proposal:** Change of use from restaurant (Class 3) and hostel (Class 7) to six flatted dwellings (Sui Generis) with external alterations including installation of door, replacement windows and stone cleaning**Location:** St Andrews Hostel Inchcape House St Marys Place St Andrews Fife KY16 9UY**Applicant:** Mr D Scanlon 70 Hamilton Drive Glasgow Scotland G12 8DR**Agent:** Kevin Duguid 53 Albert Street Aberdeen Scotland AB25 1XT**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Each of the flats provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 3 unrelated residents living together in a flatted dwelling. For the avoidance of doubt, the flats hereby approved shall not be used for Housing in Multiple Occupation.
2. BEFORE ANY STONE CLEANING TAKES PLACE, the location and surface area of the trial areas on the facade of the building shall be agreed in writing by the Planning Authority. The Planning Authority shall thereafter be notified to inspect the stone cleaning trials undertaken and confirm in writing that the cleaning methods or chemicals are acceptable for use across the building. Stone cleaning of the building facades shall thereafter be carried out per the details agreed by the Planning Authority.

FOR THE AVOIDANCE OF DOUBT, the trial stone cleaning shall be carried out on areas of the building that are not visible to members of the public.

3. FOR THE AVOIDANCE OF DOUBT, the external door shall be fitted with a 'cassette type' timber astragal system whereby all the astragals are scribed into the door frame as one full unit.
4. The lintel to the approved door shall be constructed in natural stone of a colour and finish to match the existing stonework.
5. PRIOR TO THE REMOVAL OF THE EASTERN ELEVATION DORMER WINDOWS, scaled 1:20 windows elevations and 1:1 astragal details for the replacement windows shall be submitted for the prior written approval of the Planning Authority.

For the avoidance of doubt, the replacement windows shall be formed of timber and be painted white.

Reason(s):

1. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
2. In the interests of visual amenity; to ensure that the stone cleaning is appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the external detailing is appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area, within which the site is located.
5. In the interests of visual amenity; to ensure that the windows are appropriate to the character and appearance of this Category B Listed Building and the St Andrews Conservation Area within which the site is located.

163 **Application No:** 21/00790/FULL

Date Decision Issued: 07/06/2021

Ward: St. Andrews

Proposal: Installation of balcony to rear of dwellinghouse

Location: 39 St Mary Street St Andrews Fife KY16 8AZ

Applicant: Mr David Newton 39 St Mary Street St Andrews Fife KY16 8AZ

Agent: Gary Redpath Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

164 **Application No:** 21/01114/FULL

Date Decision Issued: 10/06/2021

Ward: St. Andrews

Proposal: Installation of doors and replacement windows and formation of raised platform to front of dwellinghouse

Location: Kingarth 8 Lade Braes St Andrews Fife KY16 9ET

Applicant: Ms Annie McIntosh Kingarth 8 Lade Braes St Andrews Fife KY16 9ET

Agent:

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Change of use from retail unit (Class 1) to form restaurant (Class 3) and external alterations to shopfront including installation of replacement window

Location: 109A South Street St Andrews Fife KY16 9UH

Applicant: Mr Behrouz Abolghaseem 4 Beley Bridge St Andrews Scotland KY16 8LX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a licensed cafe for the preparation and sale of cold food and alcohol, where their preparation does not give rise to unacceptable cooking levels which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, cooking, frying/deep fat frying is hereby NOT PERMITTED.
2. The hours of operation of the development hereby approved shall be restricted to between 09:00 and 22:00, 7 days per week, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interest of residential amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.
2. In the interest of protecting residential amenity; to ensure activity out with the unit does not impact on existing levels of residential amenity.

Ward: St. Andrews

Proposal: Display of one non illuminated freestanding sign

Location: Madras Rugby Clubhouse Old Station Road St Andrews Fife KY16 9SF

Applicant: Mr Donald Carstairs Cairnie Cottage Cairnie Colinsburgh United Kingdom
KY91JX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the sign as shown on approved drawing 02 shall have a matt non-reflective colour finish.

Reason(s):

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

Ward: Tay Bridgehead

Proposal: Formation of hardstanding over existing access

Location: Airdit Lucklaw Quarry Road Balmullo St Andrews Fife KY16 0AL

Applicant: Mr Daniel Taylor Sandpiper House Ruthvenfield Rd Perth Scotland PH1 3EE

Agent: Daniel Taylor Sandpiper House Ruthvenfield Rd Inveralmond Industrial Estate
Perth Scotland PH1 3EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed vehicular crossing, the crossing shall be constructed in accordance with the current Fife Council Transportation Development Guidelines and shall be 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 five metre length of the access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
2. Prior to the first use of the proposed vehicular access, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse and formation of car-parking and associated access (amendment to planning reference 20/01404/FULL to install solar panels)
Location: Land To The North Of Abbey Farm Steading Balmerino Fife
Applicant: Mrs Mary Thomson 4 Abbey Farm Steading Balmerino Newport on Tay Fife DD6 8BQ
Agent: Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

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

1. The total noise from the air source heat pump hereby approved shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.
2. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site 2 No. off street parking spaces in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
3. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for a car to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
4. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 2m x 43m to the south and 2m x 40m to the north shall be provided at the junction of the new access and the public road. The visibility splays shall be permanently maintained free from any obstructions exceeding 600mm in height above the adjacent road channel level.
5. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
6. No works shall be carried out on site that would disturb or destroy birds' nests in use during the nesting season (defined as March to August inclusive) unless a site survey by a suitably qualified person has been undertaken to determine whether or not the development would adversely affect nesting birds on site. Details of any such survey shall be submitted for the further approval of this planning Authority prior to the commencement of works on site.
7. The landscaping scheme as detailed in drawing no. 05 hereby approved shall be implemented within the first planting season following the completion or occupation of the development hereby approved, whichever is the sooner.
8. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
9. Trees T1 and T2 in the Tree Protection Plan (drawing 17) hereby approved shall be retained and shall not have their roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
10. With the exception of tree no. T3 in the Tree Protection Plan (drawing 17) hereby approved, all trees within or near the boundary of the site shall be retained and shall not have their roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
11. The protective measures and arboricultural methods necessary to safeguard trees specified in the Arboricultural Report (drawing no. 13) and Tree Protection Plan (drawing no. 17) hereby approved shall be implemented in full and protective fencing retained in a sound and upright condition throughout the demolition/development operations. No building materials, soil or machinery shall be stored in or adjacent to

the protected area. No machinery shall be used within the protected area.

Reason(s):

1. In the interests of residential amenity.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
6. In the interests of species protection.
7. In the interests of visual amenity and effective landscape management.
8. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
9. To preserve and protect these mature trees located in the Conservation Area of Balmerino.
10. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
11. In the interests of safeguarding and maintaining the natural environment.

169 **Application No:** 21/00590/LBC

Date Decision Issued: 26/05/2021

Ward: Tay Bridgehead

Proposal: Listed Building Consent for repairing of existing cemetery wall

Location: Vicarsford Cemetery Newport On Tay Fife DD6 8RB

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

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

Application Permitted - no conditions

170 **Application No:** 21/00591/FULL

Date Decision Issued: 26/05/2021

Ward: Tay Bridgehead

Proposal: Repairing of existing cemetery wall

Location: Vicarsford Cemetery Newport On Tay Fife DD6 8RB

Applicant: Ian Wallace Bankhead Central Bankhead Park Glenrothes UK KY7 6GH

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Erection of 30 affordable dwellings (for those aged 55 years and over) and formation of hardstanding and vehicular accesses

Location: Land To South Of Toll Road Guardbridge Fife

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

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

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

1. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. The occupancy of all units hereby approved, shall be restricted to persons aged 55 and over and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
3. Prior to the occupation of any dwellinghouse hereby approved, Toll Road shall be widened to 5 metres along the total frontage of the site and a footway of at least 2 metres wide shall be constructed along the frontage of the site in accordance with the current Fife Council Transportation Development Guidelines. Before any works commence on site, a detailed plan at a scale of 1:200 showing the road improvements shall be submitted for approval in writing by this Planning Authority. Once approved, the approved details shall be carried out in full on site prior to the occupation of the first dwellinghouse.
4. Before the vehicular access on to Toll Road is brought into use, visibility splays of 2.4 metres by 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level at the junction of Toll Road and the access to the site, in accordance with the current Fife Council Transportation Development Guidelines, for the lifetime of the development.
5. A traffic management plan covering the construction of the development shall be submitted for written approval of this planning authority prior to commencement of any works on site. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation, pedestrian access etc. Construction traffic shall avoid using David Finlay VC Place for access to the site and the TM plan shall include measures to prevent this. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
6. Prior to the commencement of any activity on site details of wheel cleaning facilities shall be submitted for the written approval of this planning authority and shall thereafter be available throughout the construction period of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
7. All roads and associated works serving the proposed development shall be designed in accordance with the current Fife Council Transportation Development Guidelines.
8. PRIOR TO THE OCCUPATION OF EACH PROPERTY, off street parking shall be provided for that property in accordance with the current Fife Council Transportation Development Guidelines. The parking shall thereafter remain in place in perpetuity unless otherwise agreed in writing with this Planning Authority.
9. Prior to the occupation of each residential property, street lighting and footways (where appropriate) serving that property shall be formed and operational to the satisfaction of this planning authority.
10. Prior to the occupation of the 15th dwelling, visitor car parking spaces shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
11. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

12. Before any development begins on site, evidence shall be provided to demonstrate that the National Air Quality Strategy objectives would not be exceeded during demolition, construction or normal site use following completion. The methodology shall be agreed with the Council as local planning authority and it shall include an appropriate air quality impact assessment for the proposed development. Where the assessment predicts that objectives will be exceeded, the applicant shall provide a scheme for mitigating the impacts for submission to and approval by the Council and thereafter implement it in accordance with said details before any work commences on site.
13. Before any dwelling is occupied, the noise mitigation measures as detailed in Section 5 of the approved Train Noise Impact Assessment - Revision 01 (Dated 13th January 2020 - New Acoustics) shall be carried out on site in full. Once installed, evidence shall be submitted showing that the specified windows have been installed and evidence shall be submitted showing that the specified noise levels in the report, have been achieved. If predicted noise levels cannot be achieved, revised mitigation shall be specified and agreed with Fife Council as Planning Authority and once installed, evidence shall be submitted showing that the revised specified windows have been installed and evidence shall be submitted showing that the specified noise levels in the report, have been achieved.
14. No works shall be undertaken which in any way impinge or obstruct Core Path P039/01 and National Cycle Way 16127 adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
15. For the avoidance of doubt, any vegetation clearance shall only take place outwith the bird breeding season which is March to August inclusive, unless otherwise agreed with Fife Council as planning authority through the submission of an appropriate bird survey.
16. Before any finishes are applied on site, details of the specification and colour of the proposed external finishes to be applied to all dwellings, paths, driveways, parking courts and walls, shall be submitted for approval in writing by the Planning Authority. Once approved, the agreed details shall be implemented on site in full.
17. Before any development commences on site, a landscaping scheme (including biodiversity enhancement of the SUDS basin) shall be submitted for consideration. The landscaping scheme shall indicate the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the final dwellinghouse, whichever is sooner. Furthermore, all planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
18. BEFORE ANY WORKS START ON SITE, details of a proposed Scheme of Works shall be submitted to and agreed by Fife Council as Planning Authority. For the avoidance of doubt the Scheme of Works shall be designed to mitigate the effects on sensitive properties of dust, noise and vibration from the proposed development. The use of British Standard BS5228 Part 1 (1997) "Noise and Vibration Control on Construction Open Sites" should be consulted. The developer should employ best practice measures defined under the Control of Pollution Act 1974 to minimise noise and vibration arising from operations, and all plant and machinery in use shall be properly silenced and maintained in accordance with manufacturing instruction.
19. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological works, in accordance with a detailed written scheme of investigation which shall be submitted by the developer and approved in writing by Fife Council as Planning Authority.

Reason(s):

1. In order to define the terms of the consent.

2. In the interest of protecting education capacity.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.
5. In the interest of Road Safety; To ensure minimum disruption to residents and road users in the vicinity of the site.
6. In the interest of Road Safety - to ensure the provision of adequate wheel cleaning facilities.
7. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
8. To ensure the provision of adequate off-street parking.
9. In the interest of road safety - to ensure the provision of adequate pedestrian facilities.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. To ensure all contamination within the site is dealt with.
12. To protect air quality.
13. In the interest of protecting residential amenity; to ensure future residents are not adversely impacted by railway noise.
14. To ensure that these routes are protected and not adversely affected as a result of the development.
15. In the interest of protecting natural heritage; to ensure no nesting birds are harmed during the site clearance.
16. In the interests of visual amenity; to ensure that the external finishing materials are of high quality and appropriate to the character of the area.
17. In the interest of visual amenity and biodiversity enhancement; to ensure the approved landscaping scheme is implemented.
18. In the interests of residential amenity; to mitigate against the effects of the construction phase of the development on neighbouring residential properties.
19. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

Ward: Tay Bridgehead
Proposal: Erection of 1no. holiday lodge with associated parking
Location: Airdit Lucklaw Quarry Road Balmullo St Andrews Fife KY16 0AL
Applicant: Mr Nick Rees Airdit Balmullo St Andrews Fife KY16 0AL
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance on doubt, this decision approves No. 1 holiday accommodation unit and it shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request by Fife Council as Planning Authority.
2. Prior to any works commencing on site, an access track shall be constructed leading from the U047 public road to the development site (approved car parking area) and will have passing places provided that are all intervisible and shall be up to a maximum of 150m apart along its full length.
3. Prior to the first use of the holiday accommodation hereby approved, visibility splays of 3m x 210m shall be provided to the North East and 3m x 210m to the South West at the junction of the vehicular crossing and the U047 public road and thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the first occupation of the holiday accommodation hereby approved, off-street parking shall be provided in line with current Fife Council Transportation Development Guidelines and be retained for the lifetime of the development.
5. Before any works commence on site, a resurvey for badgers shall be undertaken within the application site and surrounding area. Where any badgers/setts are identified in close proximity of the site, mitigation measures shall be identified and agreed in writing with Fife Council as Planning Authority. Once agreed, the approved mitigation measures will be carried before any works commence on site. For the avoidance of doubt, the survey shall be carried out no more than one month before any works are due to commence.
6. Before any works commence on site, a resurvey for red squirrels shall be undertaken within the application site and surrounding area. Where any red squirrels/dreys are identified in close proximity of the site, mitigation measures shall be identified and agreed in writing with Fife Council as Planning Authority. Once agreed, the approved mitigation measures will be carried before any works commence on site. For the avoidance of doubt, the survey shall be carried out no more than one month before any works are due to commence.
7. For the avoidance of doubt, any vegetation clearance shall only take place outwith the bird breeding season which is March to August inclusive, unless otherwise agreed in writing with Fife Council as planning authority with the support of a bird survey..
8. Before any works commence on site, full details of how the proposal shall meet a 20% reduction in carbon dioxide emissions targets (as set out by Scottish Building Standards) shall be submitted to Fife Council as Planning Authority for consideration. Once approved, the development shall be constructed on site in accordance with the approved details.

Reason(s):

1. In order to clarify the terms of this consent and to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interest of road safety; to ensure an adequate construction and design, to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on narrow private access driveways.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular

access and the public road.

4. In the interest of road safety; to ensure that off-street parking is provided.
5. In the interest protection natural heritage; to ensure any badgers that are present within close proximity to the site are not harmed.
6. In the interest of protecting natural heritage; to ensure any red squirrels that are present within close proximity to the site are not harmed.
7. In the interest of protecting natural heritage; to ensure no nesting birds are harmed during the site clearance.
8. In the interest of sustainability; to ensure the proposal complies with FIFEplan (2017) Policy 11.

173 **Application No:** 21/01065/APN

Date Decision Issued: 31/05/2021

Ward: Tay Bridgehead

Proposal: Prior Notification for the erection of a farm office and store (non-residential)

Location: The Barn Balmerino Newport On Tay Fife DD6 8SB

Applicant: Mr Andrew Crawford The Old Fishing Bothy Balmerino Fife United Kingdom
DD6 8SB

Agent:

Application Permitted - no conditions

174**Application No:** 21/01409/APN

Date Decision Issued: 04/06/2021

Ward: Tay Bridgehead

Proposal: Prior Notification for the erection of an agricultural shed

Location: Hillside Lucklawhill Balmullo St Andrews Fife KY16 0BQ

Applicant: Mr John Mace 26 Wilson Street Lower Flat Perth United Kingdom PH2 0EX

Agent: John Wright Norma Villa 26 Wilson Street Lower Flat Perth United Kingdom PH2 0EX

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Listed Building Consent for repairs to historic wall, monument and crypt

Location: Balmerino Cemetery Balmerino Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, it shall be agreed in writing with the Planning Authority, the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.

176Application No: 21/00184/CLP

Date Decision Issued: 19/05/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for conversion of two dwellinghouses to form one dwellinghouse

Location: 22 Mercer Street Kincardine Alloa Fife FK10 4NL

Applicant: Mr John Anderson 22 Mercer Street Kincardine UK FK10 4NL

Agent: Mark Tomkinson Office 29, Alloa Business Ctr Whins Rd Alloa Clackmannanshire FK10 3SA

Application Permitted - no conditions

177 **Application No:** 21/00041/FULL

Date Decision Issued: 21/05/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of 1no. electric vehicle charging point

Location: Balgownie West Car Park Balgownie West Culross Dunfermline Fife KY12 8JL

Applicant: Fife Council Ms Jane Findlay Fife House North Street Glenrothes Fife KY7 5LT (Asset, Transportation + Environment)

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

Application Permitted - no conditions

178**Application No:** 21/00543/FULL

Date Decision Issued: 21/05/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of one and a half storey side extension and erection of porch to front

Location: 2 Whitehill Farm Bogside Blairhall Alloa Fife FK10 3QD

Applicant: Mr Drew Brownlie 2 Whitehill Farm Bogside, Alloa Scotland FK10 3QD

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

179 **Application No:** 21/00605/FULL

Date Decision Issued: 25/05/2021

Ward: West Fife And Coastal Villages

Proposal: Alterations to public house to create pitched roof

Location: Blairhall Village Bar South Avenue Blairhall Dunfermline Fife KY12 9PJ

Applicant: Mr Robert Hamill Blairhall village bar 2 South Avenue Blairhall Dunfermline
Fife Ky12 9ph

Agent:

Application Permitted - no conditions

180 **Application No:** 21/00601/FULL

Date Decision Issued: 28/05/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey side/rear extension and erection of a domestic garage

Location: 18 Broomknowe Drive Kincardine Alloa Fife FK10 4QL

Applicant: Mr Angus Kyle 18 Broomknowe Drive Kincardine Scotland FK10 4QL

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

Application Permitted - no conditions

181 **Application No:** 21/01191/PN

Date Decision Issued: 03/06/2021

Ward: West Fife And Coastal Villages

Proposal: Prior Notification for conversion of agricultural storage building to a commercial micro-brewery (Class 4)

Location: Lochend Farm Colton Dunfermline Fife KY12 0RY

Applicant: Peter Rossborough 70 Porterfield Comrie Dunfermline Fife KY12 9XG

Agent:

Application Refused

182**Application No:** 21/01143/CLP

Date Decision Issued: 04/06/2021

Ward: West Fife And Coastal Villages

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

Location: 8 Forrester Park Drive Cairneyhill Fife KY12 8BX

Applicant: Mr Garry Burnett 8 Forrester Park Drive Cairneyhill Fife KY12 8BX

Agent:

Application Permitted - no conditions

183 **Application No:** 21/00683/FULL

Date Decision Issued: 07/06/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic garage at the rear of dwellinghouse

Location: 51 Hawkhill Road Kincardine Alloa Fife FK10 4QT

Applicant: Mr Alan Fullerton 51 Hawkhill Road Kincardine Scotland FK10 4QT

Agent: Alan McGhee 13 Taran Alloa Scotland FK10 1RF

Application Permitted - no conditions

184**Application No:** 21/00447/FULL

Date Decision Issued: 09/06/2021

Ward: West Fife And Coastal Villages

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

Location: 3 Rintoul Avenue Blairhall Dunfermline Fife KY12 9PW

Applicant: Mr & Mrs Gibb 3 Rintoul Avenue Blairhall UK KY12 9PW

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of 5 dwellinghouses with associated access, parking and SUDS
Location: Land At Pitdinnie Road Plots 4-9 Pitdinnie Road Cairneyhill Fife
Applicant: Mr & Mrs James & Wendy McHugh Myrend Farm Myrend Farm Cairneyhill U.K. KY12 8RA
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. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLING: all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
2. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING ON PLOTS 4, 5 and 6; visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the private vehicular access serving plots 4, 5 and 6 and the public road (Pitdinnie Gardens), in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLING; there shall be provided within the curtilage of each plot, 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved Site Plan (Plan Reference 01). The parking spaces shall be retained for the lifetime of the development.
4. PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE; details of adequate wheel cleaning facilities shall submitted to and approved in writing by Fife Council as Planning Authority. Any 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.
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.

Reason(s):

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

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

186 **Application No:** 21/01042/FULL **Date Decision Issued:** 10/06/2021

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to rear of dwellinghouse

Location: 66 Main Street Torryburn Fife KY12 8LT

Applicant: Mr Ian Jow 66 Main Street Torryburn Fife KY12 8LT

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

Application Permitted - no conditions