



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 9/4/2023 - 10/1/2023

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

1 **Application No:** 23/01819/FULL **Date Decision Issued:** 05/09/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of porch to front of dwellinghouse

Location: 4 Gothenburg Terrace Coaltown Of Wemyss Kirkcaldy Fife KY1 4LW

Applicant: Mr William Reilly 4 Gothenburg Terrace Coaltown Of Wemyss Kirkcaldy Fife
KY1 4LW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

2 **Application No:** 23/01687/FULL **Date Decision Issued:** 04/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of pergola to rear of dwellinghouse

Location: 12 Car Craig View Burntisland Fife KY3 0DS

Applicant: Mr David Philp 12 Car Craig View Burntisland Fife KY3 0DS

Agent: Neil Millsop 2 Shore Road Aberdour UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

3 **Application No:** 23/02434/CLP **Date Decision Issued:** 04/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of Lawfulness (Proposed) for alterations to existing window to form bi-fold doors and existing door alterations

Location: 17 Fidra Avenue Burntisland Fife KY3 0BE

Applicant: Mrs V Waygood 17 Fidra Avenue Burntisland Scotland KY3 0BE

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

Application Permitted - no conditions

4 **Application No:** 23/01620/FULL **Date Decision Issued:** 18/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to side of dwellinghouse.

Location: 20 Craigievar Gardens Kirkcaldy Fife KY2 5SD

Applicant: Mr Jason McDonald 20 Craigievar Gardens Kirkcaldy Scotland KY2 5SD

Agent: Grant Young 2 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

5 **Application No:** 23/01548/FULL **Date Decision Issued:** 20/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement windows to dormers at front of dwelling

Location: 65 Kinghorn Road Burntisland Fife KY3 9EB

Applicant: Mr Paul Gillen 65 Kinghorn Road Burntisland Fife KY3 9EB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

6 **Application No:** 23/01549/LBC **Date Decision Issued:** 20/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for installation of replacement windows to dormers at front of dwelling

Location: 65 Kinghorn Road Burntisland Fife KY3 9EB

Applicant: Mr Paul Gillen 65 Kinghorn Road Burntisland Fife KY3 9EB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

7 **Application No:** 23/01444/FULL **Date Decision Issued:** 25/09/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of two storey side extension to the side of the dwellinghouse including balcony to rear.

Location: 5 Grange House Gardens Burntisland Fife KY3 0DZ

Applicant: Mr Riki Livingstone 5 Grange House Gardens Burntisland Fife KY3 0DZ

Agent: George Gibson Wunsun 3A Manse Lane Burntisland Scotland KY3 0BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

8 **Application No:** 23/02403/CLP **Date Decision Issued:** 08/09/2023

Ward: Cowdenbeath

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

Location: 24 Bath Street Kelty Fife KY4 0AG

Applicant: Mr Derek Hodgson 24 Bath Street Kelty United Kingdom KY4 0AG

Agent: Robert Mooney 14 14 Collins Crescent,, Dalgety Bay, KY11 9FG Dalgety Bay United Kingdom KY11 9FG

Application Permitted - no conditions

9 **Application No:** 23/01911/FULL **Date Decision Issued:** 14/09/2023

Ward: Cowdenbeath

Proposal: Alterations to and change of use from restaurant (Class 3) to yoga centre (Class 11)

Location: 12 Main Street Kelty Fife KY4 0AA

Applicant: Ms Morag Wilson 12 Main Street Kelty Fife KY4 0AA

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any statutory instrument revoking, amending or re-enacting these with or without modification, these premises shall be used for no other purpose than the practice of yoga.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential and business amenity; to ensure proper control over the development hereby approved.

10 **Application No:** 23/01310/FULL

Date Decision Issued: 28/09/2023

Ward: Cowdenbeath

Proposal: Part use of house (Class 9) as childminding business (Class 10) (maximum nine children)

Location: 56 Netherton Road Cowdenbeath Fife KY4 9BF

Applicant: Mrs Lisa Hart 56 Netherton Road Cowdenbeath Fife KY4 9BF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The use authorised by this permission shall be carried on only by the householder(s) and their assistant.
3. The use authorised by this permission shall be limited to childminding a maximum of nine children on the premises at any time.
4. The hours of operation of the use authorised by this permission shall be restricted to between 07:00 and 18:00 Mondays to Fridays and at no other time.
5. The floorspace and other areas used in connection with the childminding business authorised by this permission shall be used as part of the wider use of the subjects as a house when the business is not in operation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity, road safety and the good planning of the area; to restrict the use to that applied for and ensure the use of these premises remains compatible with the residential character of the area.
3. In the interests of residential amenity and road safety; to restrict the use to that applied for.
4. In the interests of residential amenity.
5. In the interests of residential amenity, road safety and the good planning of the area; to ensure the subjects remain compatible with the residential character of this area.

11 **Application No:** 22/04301/FULL

Date Decision Issued: 07/09/2023

Ward: Cupar

Proposal: Extension to supermarket and associated infrastructure

Location: Tesco Supermarket South Road Cupar Fife KY15 5JE

Applicant: Tesco Stores Limited Tesco House Shire Park Kestrel Way Welwyn Garden City United Kingdom AL7 1GA

Agent: Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE; a Construction Method Statement and Management Plan, including an Environmental Protection Plan and a Scheme of Works to mitigate the effects on sensitive premises/areas from dust, noise and vibration relating to construction activities on site, shall be submitted to and approved in writing by Fife Council as Planning Authority. All construction works shall then be carried out in full accordance with these approved details.
2. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, and hedges to be planted, and the extent and profile of any areas of earth mounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details shall include full details of compensatory tree planting to off-set the loss of the existing trees on site and shall also include details of all proposed boundary treatments and retaining walls. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
3. The construction of the development shall be carried out fully in accordance with the recommendations contained within the submitted Arboricultural Impact Assessment Report (Plan Reference 15) and as per the tree protection plan contained within this document. This Planning Authority shall be formally notified in writing of the completion of the required tree protection measures and NO WORKS SHALL COMMENCE ON SITE until this Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

5. 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 4. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the 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.

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

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

7. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
8. The retail floor area devoted to comparison retail items shall not exceed 40% of the nett retail sales area of the overall supermarket store including the, hereby approved, extension. The remaining 60% of the nett retail floor space shall be used for the sale of convenience or food retailing purposes. In addition, the overall store shall not be sub-divided, and no area of the extension shall be used by a separate retail occupier from the overall retail store operator. The extension shall also be restricted to class 1 (retail) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order.

For avoidance of doubt the net sales area for any use shall be calculated on the basis of any area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including customer toilets.

9. No additional mezzanine floorspace shall be constructed within the, hereby approved, extension.
10. BEFORE THE RETAIL EXTENSION IS BROUGHT INTO USE: the off-street parking provision as shown on the approved site layout drawing (plan reference - 03) shall be provided and available for use for vehicles in accordance with the current Fife Council Parking Standards as contained within Appendix G of Making Fife's Places Supplementary Guidance (2018) or any subsequent updated version of this guidance . The parking spaces shall be retained through the lifetime of the development.
11. No building, demolition or vegetation clearance shall be carried out during the bird breeding season, which is March to August inclusive, unless otherwise agreed in writing with Fife Council as Planning Authority. Any request to carry out works during this season shall be supported in writing by evidence from a suitably qualified ecologist which demonstrates that the works would have no detrimental impact on roosting birds. No works shall commence on site until written approval of this evidence has been received from this Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity.
2. In the interests of visual amenity and local environmental quality; to ensure that the loss of the existing trees on site are satisfactorily compensated for.
3. In the interests of safeguarding trees.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for

remedial actions is suitably addressed.

5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
8. To define the planning permission and in the interests of protecting the vitality and viability of the town centre.
9. To minimise the impact of the development on the town centre and to ensure the impact of any future extension of retail floorspace can be properly and fully assessed to determine its potential impact on the vitality and viability of the adjacent town centre.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interests of species protection.

12 **Application No:** 22/03896/FULL

Date Decision Issued: 13/09/2023

Ward: Cupar

Proposal: Change of use from offices (Class 2) to 3 flatted dwellings (Sui Generis)

Location: 1st Floor 25 Crossgate Cupar Fife KY15 5HA

Applicant: Mr Gerard Creanor 25 Crossgate CUPAR United KY15 5HA

Agent: Gerard Creanor 12 FLAT 1/1 12 Woodside Terrace Glasgow United Kingdom
G3 7XH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The residential units provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

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

13 **Application No:** 23/01020/CLE

Date Decision Issued: 13/09/2023

Ward: Cupar

Proposal: Certificate of Lawfulness (existing) for use of land as storage area (Class 6) associated with main building.

Location: Main Buildings T M Simpson Teasses Mill Craighall Ceres Cupar Fife KY15 5PR

Applicant: Mr Richard Finnie Bonard Westfield Road Cupar Scotland KY15 5DR

Agent:

Application Refused

Reason(s):

1. From the limited evidence submitted by the applicant, it is considered that there is insufficient written or similar legally competent evidence to demonstrate that this site has been in use as a storage and distribution (Class 6) land use, for continuous period of 10 years or more. As such, aforementioned Class 6 use, can not be deemed lawful, in accordance with Section 150 of The Town and Country Planning (Scotland) Act 1997.

14 **Application No:** 23/01265/LBC

Date Decision Issued: 13/09/2023

Ward: Cupar

Proposal: Listed building consent for internal alterations including installation of replacement glazing

Location: 1st Floor 25 Crossgate Cupar Fife KY15 5HA

Applicant: Mr Gerard Creanor 1st Floor 25 Crossgate Cupar Fife KY15 5HA

Agent: Gerard Creanor FLAT 1/1 12 Woodside Terrace Glasgow United Kingdom G3 7XH

Application Permitted - no conditions

15 **Application No:** 23/01802/FULL

Date Decision Issued: 28/09/2023

Ward: Cupar

Proposal: Change of use from hostel (Class 7) to office (Class 4)

Location: Tarvit Mill House Tarvit Mill Cupar Fife KY15 5NX

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

Agent: Jenniffer Kielb Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

16 **Application No:** 22/00939/LBC

Date Decision Issued: 07/09/2023

Ward: Dunfermline Central

Proposal: Listed building consent for installation of new door

Location: Leckerstone Farm Dunfermline Fife KY11 3DL

Applicant: Mr J Hutcheson Leckerstone Farm Dunfermline Fife KY11 3DL

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

Application Refused

Reason(s):

1. In the interests of visual amenity and preserving the character of a Listed Building; the proposed works by virtue of their, siting and removal of historic and original fabric would not preserve or enhance the character of this Category (C) Listed Building, contrary to Policies 7 and 14 of NPF4 (2023), Policies 1, 10 and 14 of the Approved FIFEplan (2017) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

Ward: Dunfermline Central

Proposal: Change of use of vacant land to sale and display of motor vehicles (sui generis) including formation of gated access and erection of boundary fence (retrospective)

Location: Land Adjacent To 158 - 160 Rumblingwell Dunfermline Fife

Applicant: Mr Adrian Cierpikowski 160a Rumblingwell Dunfermline Scotland KY12 9AR

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the development shall operate in accordance with the approved operational hours of 9:00-18:00 unless otherwise agreed in writing with Fife Council as Planning Authority.
3. Within 4 weeks of planning consent being granted, visibility splays 2m x 60m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
4. Within 4 weeks of planning consent being granted, there shall be provided within the curtilage of the site 2 customer car parking spaces and 1 staff parking space for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.
5. Within 4 weeks of planning consent being granted, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith any parking spaces and vehicle display areas and shall be retained through the lifetime of the development.

Reason(s):

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

Ward: Dunfermline Central

Proposal: Erection of dwellinghouse including installation of solar panels and associated hardstanding and landscaping

Location: Nethertown Lodge West Nethertown Street Dunfermline Fife KY12 7PN

Applicant: Mr John James Chalmers 10 Liggars Place Dunfermline Scotland KY12 7HU

Agent: Gordon Morton Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
2. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No CH-PD-002-22 Rev A. The parking spaces shall be retained for the lifetime of the development.
3. BEFORE ANY WORKS START ON SITE; details of the proposed tree protection measures during construction of the dwelling hereby approved shall be submitted for approval in writing by this Planning Authority. This Planning Authority shall be formally notified in writing of the completion of the agreed tree protection measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. BEFORE ANY WORKS START ON SITE, details of the specification of the trees to be planted including their height and a phasing plan detailing when they will be planted, as well as details of the future management and aftercare of the proposed landscaping and planting, shall be submitted for the prior written approval of Fife Council as Planning Authority.
5. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
5. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

19 **Application No:** 23/02086/FULL **Date Decision Issued:** 07/09/2023

Ward: Dunfermline Central

Proposal: Proposed Single Storey Extension to Rear of Dwellinghouse

Location: 34 Katrine Drive Crossford Dunfermline Fife KY12 8XS

Applicant: Mr Geoff Werner 34 Katrine Drive Crossford Fife Ky12 8XS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The extension hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwelling.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

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

20 **Application No:** 23/02116/FULL

Date Decision Issued: 13/09/2023

Ward: Dunfermline Central

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

Location: 15 Bogwood Drive Crossford Dunfermline Fife KY12 8QA

Applicant: Joanne Sommerville & Iain MacKenzie 15 Bogwood Drive Crossford United Kingdom KY12 8QA

Agent: Stacey Marshall 20 Fourth Street Newtongrange Dalkeith Scotland EH22 4PP

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

21 **Application No:** 23/02583/CLP **Date Decision Issued:** 15/09/2023

Ward: Dunfermline Central

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

Location: 7 Anderson Avenue Crossford Dunfermline Fife KY12 8PP

Applicant: Miss Lisa Blues 7 Anderson Avenue Crossford Dunfermline, Fife UK KY12 8PP

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

Application Permitted - no conditions

22 **Application No:** 23/02524/CLP

Date Decision Issued: 19/09/2023

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for the formation of hardstanding

Location: 43 Linburn Grove Dunfermline Fife KY11 4LQ

Applicant: Mr Iain Morrison 43 Linburn Grove Dunfermline Scotland KY11 4LQ

Agent: David Hall 42 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Application Permitted - no conditions

Ward: Dunfermline North

Proposal: Planning permission in principle for erection of dwellinghouse and garage and hardstanding

Location: Lilliehill House Main Street Townhill Dunfermline Fife KY12 0HA

Applicant: Mr Irvine Mitchell 1 Land North of Lilliehill House Townhill Dunfermline UK KY12 0HA

Agent: Gordon Dunn 237 Baldridgeburn Dunfermline United Kingdom KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018);
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
 - (g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019); A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (h) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);
3. Prior to the occupation of the dwelling, the shared private vehicular access driveway serving the plot shall be constructed in a bound material between its junction with the public road and the eastern extents of the red application site boundary. The access shall have a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
4. Prior to the occupation of the dwelling, visibility splays 2m x 60m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.

5. Prior to the occupation of the dwelling, off-street parking shall be provided in accordance with the current Fife Council Parking Standards contained within the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.
6. Prior to, or concurrent with, the submission of the first of the reserved matters, findings of intrusive investigations to establish the risks posed by coal mining features and the remedial works necessary to ensure the safety and stability of the development shall be submitted to the LPA for approval. The approved works shall be implemented on site prior to commencement of the development. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
7. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
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.

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.fife.gov.uk/contaminatedland

10.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of land stability
7. In the interest of land stability
8. To ensure all contamination within the site is dealt with.

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.

24 **Application No:** 23/02327/FULL

Date Decision Issued: 27/09/2023

Ward: Dunfermline North

Proposal: Erection of domestic garage extension

Location: 70 Fairways Dunfermline Fife KY12 0DX

Applicant: Mr & Mrs R Crawford 70 Fairways Dunfermline Scotland KY12 8YW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

25 **Application No:** 23/02441/CLP

Date Decision Issued: 12/09/2023

Ward: Dunfermline South

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

Location: 18 Blackwood Green Dunfermline Fife KY11 8QG

Applicant: Mr Ed Norton 18 Blackwood Green Dunfermline UK KY11 8QG

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

Application Permitted - no conditions

26 **Application No:** 23/02673/CLP

Date Decision Issued: 29/09/2023

Ward: Dunfermline South

Proposal: Certificate of Lawfulness (Proposed) for conversion of integral garage to living accommodation including alterations to garage door to form window

Location: 16 Dornoch Place Dunfermline Fife KY11 8GX

Applicant: Mr & Mrs Somerville 16 Dornoch Place Dunfermline Fife KY11 8GX

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

Application Permitted - no conditions

27 **Application No:** 23/01836/LBC

Date Decision Issued: 05/09/2023

Ward: East Neuk And Landward

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

Location: 16, 17 And 18 Watson Place Pittenweem Road Anstruther Fife KY10 3ED

Applicant: Miss Gail McKill 18 Watson Place Anstruther Scotlnd KY10 3ED

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber to match existing upon installation and thereafter permanently maintained as such.

Reason(s):

1. In the interest of visual amenity; to ensure that the finishing materials are appropriate to the character and appearance of the Category B Listed Building.

28 **Application No:** 23/00055/LBC

Date Decision Issued: 07/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of twelve solar panels to front roof of flatted property

Location: 16 Toll Road Cellardyke Anstruther Fife KY10 3BJ

Applicant: Mr Raymond Hendry 16 Toll Road Cellardyke Anstruther Fife KY10 3BJ

Agent:

Application Refused

Reason(s):

1. In the interests of preserving the character and historical integrity of this Category C Listed Building; the proposed installation of twelve solar panels to the slate roof of the prominent front elevation of the flatted building would be of a scale and modern appearance that would harm the overall character and have a detrimental visual impact on the appearance of this Listed Building and the setting of neighbouring Listed properties. The installation of the solar panels could also cause harm to the fabric of the Listed Building as insufficient information has been provided to demonstrate that the fabric would be protected and the Listed Building safeguarded. As such the proposals are contrary to the terms of the National Guidance, Policies 1, 2 and 7 of the Approved National Planning Framework 4 (2023) and Policies 1, 10 and 14 of the Adopted FIFEplan - Fife Local Development Plan (2017).

29 **Application No:** 23/01118/FULL

Date Decision Issued: 07/09/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and doors to dwellinghouse

Location: Glen Morris 13 Main Street Kilconquhar Leven Fife KY9 1LF

Applicant: Mr Chris Powell 61A Kurahaupo Street Orakei Auckland New Zealand 1072

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

30 **Application No:** 23/00213/FULL

Date Decision Issued: 08/09/2023

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse, fencing, installation of gates and formation of hardstanding and access

Location: Sandhouse 20 South Street Elie Leven Fife KY9 1DN

Applicant: Mr Brendan O'Brian Sandhouse 20 South Street Elie Leven Fife KY9 1DN

Agent: Eilidh Izat Mol Ban 3 Urgha Isle of Harris Western Isles HS3 3BW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the dwellinghouse, the off-street car parking shall be provided as shown on Drawing (P) P-01 Rev E. The parking spaces shall be retained through the lifetime of the development.
3. Prior to the occupation of the dwellinghouse, details of the proposed renewable technologies to be used shall be submitted for the prior written approval of Fife Council as Planning Authority. For the avoidance of doubt, due consideration shall be given to the Article 4 directions in place within the Elie & Earlsferry Conservation Area with regards to the need for further planning approvals of some low carbon technologies as per the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. In such instances separate permission will be required and therefore can not be agreed by this condition.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of sustainability; to ensure the proposal complies with Policies 1 and 11 of the Adopted FIFEplan (2017).

31 **Application No:** 23/01861/FULL **Date Decision Issued:** 08/09/2023

Ward: East Neuk And Landward

Proposal: Single storey extension to side of dwellinghouse and erection of boundary fence (retrospective)

Location: The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

Applicant: Mr Alan Waugh The Anchorage 1 Milton Place Pittenweem Anstruther Scotland KY10 2LR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

32 **Application No:** 23/01862/LBC

Date Decision Issued: 08/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for a single storey extension to side of dwellinghouse and erection of boundary fence (work already carried out)

Location: The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

Applicant: Mr Alan Waugh The Anchorage 1 Milton Place Pittenweem Anstruther Scotland KY10 2LR

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

Application Permitted - no conditions

33 **Application No:** 23/02115/FULL

Date Decision Issued: 12/09/2023

Ward: East Neuk And Landward

Proposal: Replacement porch extension to front of dwellinghouse, alterations to outbuilding with single storey extension to the rear of dwellinghouse, enlargement of dormer, installation of dormer extensions and alterations to dwellinghouse

Location: 40 Miller Terrace St Monans Anstruther Fife KY10 2BB

Applicant: Mr & Mrs Edward & Anne-Christine Lawson 40 Miller Terrace St Monans Scotland KY10 2BB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

34 **Application No:** 23/01900/FULL

Date Decision Issued: 13/09/2023

Ward: East Neuk And Landward

Proposal: Refurbishment of existing dwellinghouse, erection of single storey extension and new dormer to rear

Location: 45 James Street Cellardyke Anstruther Fife KY10 3AZ

Applicant: Mr Barry Kelly 45 James Street Cellardyke Anstruther Fife KY10 3AZ

Agent: Douglas McCorkell Ploughman's Cottage Fungarth Dunkeld United Kingdom PH8 0ES

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the replacement windows to the front of the dwellinghouse hereby approved shall be finished in timber framed vertically sliding sash and case windows to match the existing windows including the astragals with no visible trickle vents and thereafter permanently maintained as such.
3. FOR THE AVOIDANCE OF DOUBT, the roof shall be clad in natural clay pantiles to match the existing colour and profile of those on the property at present.

Reason(s):

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

35 **Application No:** 23/02017/FULL

Date Decision Issued: 13/09/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement roof covering to domestic garage to dwellinghouse

Location: The Hermitage Back Dykes Anstruther Fife KY10 3EH

Applicant: Ms Marion Bain The Hermitage Back Dykes Anstruther Fife KY10 3EH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

36 **Application No:** 23/02018/LBC

Date Decision Issued: 13/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement roof covering to domestic garage to dwellinghouse

Location: The Hermitage Back Dykes Anstruther Fife KY10 3EH

Applicant: Ms Marion Bain The Hermitage Back Dykes Anstruther Fife KY10 3EH

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

Application Permitted - no conditions

37 **Application No:** 23/02095/LBC

Date Decision Issued: 15/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations, single storey extension to rear of dwellinghouse, single storey extension to first floor of rear of dwellinghouse, installation of new windows and formation of patio hardstanding

Location: 25 Park Place Elie Leven Fife KY9 1DH

Applicant: Mrs Claire Grecian 25 Park Place Elie Leven Fife KY9 1DH

Agent: ROBERT BRUCE 14 HOPE PLACE MUSSELBURGH UK EH21 7QD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The external walls on the north side elevation of the original building shall be finished in a traditional lime render (no silicone or cement). A traditional mortar mix shall be used for any repair and repointing works consisting of lime and aggregate (no cement).
2. FOR THE AVOIDANCE OF DOUBT, the new windows to the north side elevation and upper floor to the rear elevation shall be timber framed vertically sliding sash and case windows to match existing including the astragal detail and no visible trickle vents and thereafter permanently maintained as such.

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

38 **Application No:** 23/02097/FULL

Date Decision Issued: 15/09/2023

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse, single storey extension to first floor of rear of dwellinghouse, installation of new windows and formation of patio hardstanding

Location: 25 Park Place Elie Leven Fife KY9 1DH

Applicant: Mrs Claire Grecian Hopwood 25 Park Place Elie UK KY9 1DH

Agent: Robert Bruce 14 Hope Place Musselburgh UK EH21 7QD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The external walls on the north side elevation of the original building shall be finished in a traditional lime render (no silicone or cement). A traditional mortar mix shall be used for any repair and repointing works consisting of lime and aggregate (no cement).
3. FOR THE AVOIDANCE OF DOUBT, the new windows to the north side elevation and upper floor to the rear elevation shall be timber framed vertically sliding sash and case windows to match existing including the astragal detail and no visible trickle vents and thereafter permanently maintained as such.

Reason(s):

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

39 **Application No:** 23/00539/LBC

Date Decision Issued: 18/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for fixings to harbour mouth to allow installation of seasonal seaweed net

Location: Cellardyke Harbour Shore Street Cellardyke Fife

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

Agent: Nicholas Williamson Bankhead Central Glenrothes KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed seaweed net hereby approved shall only be in operation during the winter season (October to March inclusively) of the two year period following this permission (2023/2024 and 2024/2025).
2. FOR THE AVOIDANCE OF DOUBT, fixings shall only be placed within the mortar beds in the existing recesses at the entrance to the harbour. No fixings shall be made into the existing stonework.
3. Following completion of the hereby approved trial period pursuant to condition 1 and prior to the commencement of any removal works, a detailed method statement shall be submitted and approved in writing by the Planning Authority setting out the methods for the careful removal and/or cutting back of all fixing bolts.

Reason(s):

1. In the interests of preserving the character of the Category B listed harbour; to ensure the proposal does not have a significant detrimental long term impact on the character/integrity of the listed harbour.
2. In the interests of preserving the character of the Category B listed harbour; to ensure the proposal does not have a significant detrimental impact on the architectural integrity of the listed harbour.
3. In the interests of preserving the character of the Category B listed harbour; to ensure the proposal does not have a significant detrimental impact on the architectural integrity of the listed harbour.

40 **Application No:** 22/02358/NMV1 **Date Decision Issued:** 25/09/2023

Ward: East Neuk And Landward

Proposal: Erection of meet and greet pavilion - Non Material Variation to approved 22/02358/FULL for alterations to roof

Location: Dumbarrie Links Golf Club Drumeldrie Leven Fife KY8 6BF

Applicant: Mr David Scott Dumbarrie Golf Links Upper Largo Fife Scotland KY8 6JQ

Agent: Colin Andrews 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

Application Permitted - no conditions

41 **Application No:** 23/01910/LBC

Date Decision Issued: 25/09/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows and internal alterations (amendment to 23/00342/LBC)

Location: Elm Bank Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Nygel Scourfield Elm Bank Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of those windows hereby approved.
2. FOR THE AVOIDANCE OF DOUBT, the new timber double glazed sash and case windows shall be as specified on approved drawings 08 and 09A and shall open as traditional sliding sash and case with all framing dimensions, detailing and profiles closely matching the existing sash and case windows.
3. BEFORE ANY WORKS START ON SITE, the following details shall be submitted for approval in writing by the Planning Authority,

- 1:20 elevation and sectional details of the proposed French doors leading into the proposed sunroom. For the avoidance of doubt all existing decorative plaster cornices and mouldings and the existing arched ceiling shall be retained around the new enlarged opening, and the proposed French doors shall be traditionally constructed in timber, shall be fully specified, and the proposed details shall include the side walls and the arched ceiling.

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

4. FOR THE AVOIDANCE OF DOUBT, the existing plaster cornicing and picture rail to the dining room shall not be removed but shall be retained in full and the card room as altered shall have matching plaster finishes, cornicing, picture rail, and skirtings unless changes are subsequently agreed in writing with this Planning Authority BEFORE any works start on site.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed details do not detract from the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity, to ensure that the proposed details do not detract from the character and appearance of this Category C Listed Building.
3. To reserve the rights of the Planning Authority with respect to these details and to protect the internal character and appearance of this statutory listed building.
4. To reserve the rights of the Planning Authority with respect to these details and to protect the internal character and appearance of this statutory listed building.

42 **Application No:** 23/01912/FULL

Date Decision Issued: 25/09/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows (amendment to 21/01618/FULL)

Location: Elm Bank Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Nygel Scourfield Elm Bank Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of those windows hereby approved.
3. FOR THE AVOIDANCE OF DOUBT, the new timber double glazed sash and case windows shall be as specified on approved drawings 08 and 09A and shall open as traditional sliding sash and case with all framing dimensions, detailing and profiles closely matching the existing sash and case windows.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the proposed details do 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 that the proposed details do not detract from the character and appearance of the Elie and Earlsferry Conservation Area, within which the site is located.

43 **Application No:** 23/02145/OBL **Date Decision Issued:** 27/09/2023

Ward: East Neuk And Landward

Proposal: Discharge of planning obligation (01/92/0396)

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

Applicant: Mr Craig Peddie Cornceres Farm Anstruther Fife KY10 3JR

Agent: Christine J Palmer Chartered Architect 11 Bankwell Road Anstruther Fife KY10 3DA

Application Permitted - no conditions

44 **Application No:** 23/02007/TPA

Date Decision Issued: 07/09/2023

Ward: Glenrothes Central And Thornton

Proposal: Prior Approval for installation of telecoms base station
LAND TO WEST OF RIVER ORE, SOUTH WEST OF MIDDLE PARK
PLANTATION, MILTON OF BALGONIE

Location: Land West Of River Ore And South West Of Middle Park Plantation Fife

Applicant: Mrs Catherine Stewart 151 St Vincent Street Glasgow G2 5NW

Agent:

Application Permitted - no conditions

45 **Application No:** 23/02084/FULL

Date Decision Issued: 13/09/2023

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to front of dwellinghouse

Location: Eastlea 39 Strathore Road Strathore Thornton Kirkcaldy Fife KY1 4DY

Applicant: Mr & Mrs P. Gillespie East Lea 39 Strathore Road Thornton KY1 4DY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of dwellinghouse (Class 9) and associated development

Location: Meikle Balquhomrie Farm Stratheny Avenue Stratheny Leslie Glenrothes Fife KY6 3JL

Applicant: Mr John & Cameron Paul Meikle Balquhomrie Farm Stratheny Avenue Stratheny Leslie Glenrothes Fife KY6 3JL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, and notwithstanding the details shown in the approved drawings, details of the foul and surface water drainage/SuDS and water supply infrastructure serving the said development shall have been submitted to and approved in writing by the planning authority as part of an express planning permission.
3. BEFORE THEIR USE IN THE DEVELOPMENT HEREBY APPROVED, details of the specification and colour of the proposed exterior finishes shall have been submitted to and approved in writing by the planning authority.
4. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, confirmation that the SuDS approved pursuant to Condition 2 above has been constructed in line with current best practice shall have been submitted to Fife Council as planning authority. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
5. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the infrastructure approved pursuant to Condition 2 above shall have been provided and made fully operational, unless otherwise agreed in writing. The said infrastructure shall thereafter be retained and maintained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of ensuring the development hereby approved is served by satisfactory and lawful water management infrastructure, water management infrastructure serving the said development not being shown entirely within the application site.
3. In the interests of visual amenity; to ensure that the exterior finishing materials are appropriate to the surrounds.
4. To ensure the SuDS infrastructure has been constructed in accordance with the requisite planning permission and in accordance with current best practice.
5. To ensure that the necessary water management infrastructure is provided and operational at the necessary time, and that water is effectively managed.

47 **Application No:** 23/01975/FULL

Date Decision Issued: 07/09/2023

Ward: Glenrothes North, Leslie And Markinch

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

Location: 3 Garry Court Glenrothes Fife KY7 6NJ

Applicant: Mr Ewen MacDonald 3 Garry Court Glenrothes KY7 6NJ

Agent: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

48 **Application No:** 23/02033/LBC

Date Decision Issued: 07/09/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent for internal alterations including the installation of replacement internal doors and window

Location: Markinch Primary School Betson Street Markinch Glenrothes Fife KY7 6AA

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY REPLACEMENT INTERNAL GLAZED BLOCKS ARE INSTALLED, product details for the glazed blocks shall be submitted to this Planning Authority for PRIOR approval in writing.

Reason(s):

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

49 **Application No:** 23/01867/FULL

Date Decision Issued: 08/09/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of hardstanding, and installation of oil tank and air source heat pump to rear of dwellinghouse

Location: Gamekeepers Cottage Stob Cross Road Markinch Glenrothes Fife KY7 6JU

Applicant: Mrs Claire Sara Gamekeepers Cottage Stob Cross Road Markinch KY7 6JU

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

50 **Application No:** 23/00909/FULL **Date Decision Issued:** 18/09/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of ground-mounted solar panel array

Location: Stratheny House Stratheny Avenue Stratheny Leslie Glenrothes Fife KY6 3HY

Applicant: Mr Jeremy Williams Stratheny House Stratheny Avenue Stratheny Leslie Glenrothes Fife KY6 3HY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

51 **Application No:** 23/01637/FULL **Date Decision Issued:** 11/09/2023

Ward: Glenrothes West And Kinglassie

Proposal: Installation of 2.no disgorging tanks including associated infrastructure and groundworks

Location: Scotch Whisky International Warehousing Ltd Crompton Road Glenrothes Fife KY6 2SF

Applicant: Scotch Whisky Investments The Old Town House High Street Falkland Fife Scotland KY157BU

Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

52 **Application No:** 23/02029/TPA

Date Decision Issued: 20/09/2023

Ward: Glenrothes West And Kinglassie

Proposal: Prior Approval for installation of telecoms base station

Location: Telecommunications Apparatus South Parks Road Glenrothes Fife

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

Agent: Cameron Wilson 2 Anderson Place Edinburgh EH6 5NP

Application Permitted - no conditions

53 **Application No:** 23/02014/FULL **Date Decision Issued:** 22/09/2023

Ward: Glenrothes West And Kinglassie

Proposal: Erection of 2 external plant enclosures

Location: Rexroth Bosch Group Unit V6 Viewfield Industrial Estate Viewfield Glenrothes Fife KY6 2RD

Applicant: Bosch Rexroth Ltd Unit V6 Viewfield Industrial Estate Glenrothes Scotland KY6 2RD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Glenrothes West And Kinglassie
Proposal: Erection of dwellinghouse (Class 9) and associated development (revised scheme to that approved under planning permission 21/02211/FULL)
Location: Land Adjacent To The East Of Kinglassie Clinic Main Street Kinglassie Fife
Applicant: Mr Phil Gordon 35 John Neilson Avenue Paisley Scotland PA1 2SX
Agent: Stuart Craig 9 High Barholm Office 01 Kilbarchan Scotland PA10 2EF

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Unless otherwise agreed in advance in writing by this planning authority, all the windows and rooflights hereby approved shall comply with the specifications outlined in Table 4.1 for Exposure 1 windows as recommended within the noise impact assessment report hereby approved.
3. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, and notwithstanding the details hereby approved, full details of the following shall have been submitted to and approved in writing by this planning authority:-

i) surface water management infrastructure to serve the development hereby approved, accompanied by a surface water management plan, consistent with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022);

ii) flood resilient building materials and construction to be used in the development hereby approved;

iii) external finishing and hard surfacing materials to be used in the development hereby approved;

iv) a scheme of tree planting/landscaping and subsequent maintenance intended to deliver enhanced on site biodiversity compared to the existing situation; and

v) a completed Low Carbon Sustainability Checklist in terms of Fife Council's Low Carbon Fife Supplementary Guidance (2019) and its validation guidance.

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

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

5. The surface water management infrastructure approved pursuant to Condition 3 above shall have been constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational BEFORE THE USE HEREBY APPROVED IS INSTITUTED, unless otherwise agreed in advance in writing. This infrastructure shall thereafter be retained and maintained throughout the lifetime of the development hereby approved.
6. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, three off road parking spaces shall have been provided as shown in the plans hereby approved, in accordance with the current Appendix G Transportation Development Guidelines of Making Fife's Places Supplementary Guidance (2018). These parking spaces shall be retained throughout the lifetime of the development for the purposes of off road parking.

7. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, an off road turning area serving the dwellinghouse shall have been provided to allow all cars making use of the development's parking spaces to access onto and from the public road in a forward gear, which area shall continue to serve the development hereby approved throughout its lifetime.
8. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, confirmation that the surface water management infrastructure approved pursuant to Condition 3 above has been constructed in line with current best practice shall have been submitted to the planning authority. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to ensure satisfactory mitigation of noise within the dwellinghouse hereby approved.
3. In the interests of ensuring that surface water is managed sustainably and that the development would remain safe and operational during floods, and in the interests of road safety and biodiversity enhancement.
4. To ensure all contamination within the site is dealt with.
5. To ensure the effective management of surface water and that the required drainage works are carried out and operational at the required stage of the development.
6. In the interests of road safety; to ensure the provision of adequate off road parking facilities.
7. In the interests of road safety; to ensure that all vehicles taking access onto and exit from the public road can do so in a forward gear.
8. To ensure the approved surface water management infrastructure has been constructed in accordance with the approved details and in accordance with current best practice.

55 **Application No:** 23/01866/LBC

Date Decision Issued: 25/09/2023

Ward: Glenrothes West And Kinglassie

Proposal: Listed building consent for alteration to boundary wall and installation of gate

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

Applicant: Mr Phil Gordon 35 John Neilson Avenue Paisley Scotland PA1 2SX

Agent: Stuart Craig 9 High Barholm Office 1 Kilbarchan Scotland PA10 2EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The boundary wall dountaking hereby approved shall not be carried out before a contract for the carrying out of the works the subject of any planning permission granted by this planning authority under ref. 23/01865/FULL has been made.

56 **Application No:** 23/01309/LBC

Date Decision Issued: 07/09/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of replacement doors and windows including removal of window shutters and re-painting of exterior harling

Location: The Boars Head 23 High Street Auchtermuchty Fife KY14 7AP

Applicant: Miss Justina Jonikaite The Boars Head 23 High Street Auchtermuchty Fife KY14 7AP

Agent: Karolina Bilvinaite 110 Wheaton Road Bournemouth United Kingdom BH7 6LL

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Change of use from bothy to dwellinghouse, erection of 7 no. dwellinghouses and associated works.
Location: Land At Newburgh Boat Yard West Port Road Newburgh Fife
Applicant: Broadgate Builders (Spalding) LTD Broadgate House 519 Broadgate Weston Hills Spalding England PE12 6DB
Agent: Simon Liquorish Broadgate House 519 Broadgate Weston Hills Spalding England PE12 6DB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 5. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

Unless otherwise agreed in writing with the local planning authority, development work on site shall not

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

6. 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. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale. For the avoidance of doubt the survey must be carried out no longer than 48 hours prior to the clearance works commencing.
8. All works being undertaken should be done as per the recommendations made within the Bat, Owl and Phase1 Habitat Survey undertaken by JK Ecology Ltd unless as agreed in writing by Fife Council as Planning Authority.
9. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way, vehicle access or core paths on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 1(a), 1(b), 1(c), 1(d), 2(b),3 and 7 shall be undertaken without the express prior consent of this Planning Authority.
11. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes to walls and roofs shall be submitted for the further approval in writing by this Planning Authority. For the avoidance of doubt the proposed dwellings shall incorporate natural slate and/or clay pan tile roofs and natural stone/coloured wet dash render. Boundary walls shall be natural stone to match the existing natural stone.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In order to avoid disturbance during bird breeding seasons.
4. To protect wildlife within the site.
5. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
7. To ensure all contamination within the site is dealt with.
8. To ensure that all existing access, rights of way and core paths are protected and not adversely affected as a result of the development.
9. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
10. To reflect the high density of the development proposed on site and to guard against the potential flooding

issues for this site both of which could be adversely affected by certain types of householder development. 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.

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

58 **Application No:** 23/02444/CLP

Date Decision Issued: 05/09/2023

Ward: Inverkeithing And Dalgety Bay

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

Location: 24 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

Applicant: Mr & Mrs D Fernie 24 Moray Court Dalgety Bay Scotland KY11 9XN

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

Application Permitted - no conditions

59 **Application No:** 23/02122/FULL

Date Decision Issued: 07/09/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations and extensions to dwellinghouse including raised roof height, installation of dormers to front and rear, formation of raised platform to front and landscaping works including formation of hardstanding to front and rear (renewal of planning permission 20/00811/FULL)

Location: Bowishill Cottage Mount Hooly Crescent North Queensferry Inverkeithing Fife KY11 1JA

Applicant: Mr David Anderson Northcliff Main Road North Queensferry UK KY11 1HB

Agent: Sandy Anderson 21 Castle Street Edinburgh United Kingdom EH2 3DN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

60 **Application No:** 23/02177/FULL

Date Decision Issued: 07/09/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

Location: 45 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

Applicant: MR & MS Manfred & Vicky Kubitscheck 45 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

Agent: steve battrick 2-8 clashburn way bridgend industrial estate kinross scotland KY13 8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

61 **Application No:** 23/01891/LBC

Date Decision Issued: 25/09/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for installation of windows and internal alterations to dwellinghouse

Location: 4 Mill Farm Steading Mill Farm Road Aberdour Burntisland Fife KY3 0RG

Applicant: Mr David Stewart 4 Mill Farm Steading Mill Farm Road Aberdour Burntisland Fife KY3 0RG

Agent: Scott McFarlane Spencerfield House The Avenue Hillend Inverkeithing United Kingdom KY11 9LA

Application Permitted - no conditions

62 **Application No:** 23/02051/FULL

Date Decision Issued: 25/09/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement windows

Location: Seal Point The Brae North Queensferry Inverkeithing Fife KY11 1JJ

Applicant: Mrs J Dean Seal Point The Brae North Queensferry Inverkeithing Fife KY11 1JJ

Agent: Cheryl Kelly Registered Office Gardeners Street Dunfermline Scotland KY12 0RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

63 **Application No:** 23/02227/FULL

Date Decision Issued: 25/09/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Raise roof ridge height and alterations to an attached garage and formation of access ramp to front door of dwellinghouse

Location: 39 Parklands Crescent Dalgety Bay Dunfermline Fife KY11 9FN

Applicant: Mrs Yvonne Sloan 39 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Agent: David Hall 42 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

64 **Application No:** 23/02700/CLP

Date Decision Issued: 29/09/2023

Ward: Inverkeithing And Dalgety Bay

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

Location: 35 Cameron Grove Inverkeithing Fife KY11 1AP

Applicant: Mr Keith Dunn 35 Cameron Grove Inverkeithing United Kingdom KY11 1AP

Agent:

Application Permitted - no conditions

65 **Application No:** 23/01543/FULL

Date Decision Issued: 07/09/2023

Ward: Kirkcaldy Central

Proposal: Installation of play equipment

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

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

Agent: Gregor MacLean Bankhead Central 1 Bankhead Park Glenrothes Scotland
KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

66 **Application No:** 23/02529/CLP

Date Decision Issued: 12/09/2023

Ward: Kirkcaldy Central

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

Location: 64 Forth Park Crescent Kirkcaldy Fife KY2 5AB

Applicant: Mr E Scott 64 Forth Park Crescent Kirkcaldy Fife KY2 5AB

Agent: Kevin Betts 1b School Road Longridge United Kingdom EH47 8AG

Application Permitted - no conditions

67 **Application No:** 23/02511/CLP

Date Decision Issued: 29/09/2023

Ward: Kirkcaldy Central

Proposal: Certificate of lawfulness (proposed) for a single storey extension to rear and installation of 2 No. rooflights to side of dwellinghouse

Location: 25 Bennoch Road Kirkcaldy Fife KY2 5QU

Applicant: Mr N Berwick 25 Bennoch Road Kirkcaldy Fife KY2 5QU

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Erection of replacement light industrial building (Class 4)/ warehouse (Class 6) (part amendment to planning permission 02/00353/CFULL)

Location: Star Performance Ltd Unit 1d Frances Industrial Park Wemyss Road Dysart Kirkcaldy Fife KY1 2XZ

Applicant: KKR Ltd Unit 1 Waverley Road Mitchelston Industrial Estate Kirkcaldy Scotland KY1 3NH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. ALL EXTERNAL FINISHING MATERIALS TO THE BUILDING HEREBY APPROVED, shall match those of the adjacent industrial/ warehouse buildings that form part of planning permission 02/00353/CFULL for the wider development site.
3. No scrap or waste vehicle parts, tyres or other materials shall be stored on the site or nearby on land in the applicant's control.
4. No rubbish or other materials shall be burned at any time outwith any building on the site.
5. No industrial process shall be carried out outside the building hereby approved at any time.
6. PRIOR TO THE USE OF THE BUILDING HEREBY APPROVED, there shall be provided within the curtilage of the site 10 parking spaces for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No F287.AP (0) 02 (Fife Council Reference 02). The parking spaces shall thereafter be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the site does not detract from the appearance of the locality.
3. In the interests of visual amenity, to ensure that the site does not detract from the appearance of the locality.
4. In the interests of safeguarding the amenity of nearby units.
5. In the interests of safeguarding the amenity of nearby units.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

69 **Application No:** 23/02346/ADV

Date Decision Issued: 07/09/2023

Ward: Kirkcaldy East

Proposal: Display of various illuminated and non-illuminated signage

Location: Arnold Clark Mitchelston Industrial Estate Carberry Road Kirkcaldy Fife KY1 3NE

Applicant: Kia UK Limited Walton Green Walton On Thames Surry KT12 1FJ

Agent: Katie Williamson 19 Oxleasow Road East Moons Moat Estate Redditch Worcestershire B98 0RE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

70 **Application No:** 21/01815/NMV2

Date Decision Issued: 11/09/2023

Ward: Kirkcaldy East

Proposal: Approval of matters required by Conditions 1(a) and 2(a-h) of 19/01088/PPP for Residential Development of 73 residential units (Phase 1F & 2B) (Non Material Variation for substitution of housetype at Plot 413 (Newmore to Portree) to 21/01815/ARC)

Location: Land At Kingslaw Randolph Road Kirkcaldy Fife

Applicant: Persimmon Homes North Scotland Mr Kenny Mitchell Broxden House Broxden Business Park Lamberkin Drive Perth Scotland PH1 1RA

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use from office and day centre (Classes 4 and 10) to form 3 retail units (Class 1A); 1 flatted dwelling (sui generis); and 1 flatted HMO (3 persons) and external alterations including installation of replacement windows and doors

Location: 110 - 112 Rosslyn Street Kirkcaldy Fife KY1 3AD

Applicant: Rosslyn Properties Ltd 290 Keighley Road Bradford Birmingham BD9 4LH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE WINDOWS ON THE FIRST FLOOR HEREBY APPROVED ARE INSTALLED, specific details and specification of their colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.
3. The proposed acoustic fence and gate, as detailed in sections 9.14 to 9.18 of the approved Noise Impact Assessment by CSP Acoustics dated 3rd July 2023 (Fife Council Reference 06A), shall be implemented in full prior to the occupation of the flatted dwelling and/or HMO whichever is first and thereafter retained and maintained for the lifetime of the development. For the avoidance of doubt the acoustic fence and gate shall be 2 metres in height.
4. PRIOR TO THE USE OF THE BUILDING HEREBY APPROVED, there shall be provided within the curtilage of the site 4 off-street parking spaces all in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall thereafter be retained for the lifetime of the development.
5. The flatted dwelling on the ground floor hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwelling hereby approved shall not be used for Housing in Multiple Occupation.
6. The flatted HMO on the first floor hereby approved shall be carried out in accordance with the approved plans and shall be restricted to a total of 3 occupants and thereafter shall be retained and maintained as such for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, the existing attic space shall not be used for habitable purposes.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing building and surrounding historic streetscape.
3. In the interests of safeguarding residential amenity.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).
6. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017); and in the interests of safeguarding road safety.

Ward: Kirkcaldy East
Proposal: Erection of two storage buildings (Class 6) including external alterations to the existing building and formation of additional off-street parking
Location: Units 1 And 3 Smeaton Road Kirkcaldy Fife KY1 2EY
Applicant: M.K.M. Building Supplies (Kirkcaldy) Limited 5 Smeaton Road Kirkcaldy Scotland KY1 2EY
Agent: Christopher Kendall 2 York Cottages Elm Grove Road Cobham United Kingdom KT11 3HG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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 planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.

73 **Application No:** 21/01254/NMV2

Date Decision Issued: 27/09/2023

Ward: Kirkcaldy East

Proposal: Residential development of 105 units with associated SuDS, landscaping, parking and vehicular access (Non Material Variation to 21/01254/FULL to include a 1.8m timber screen fence between Plots 6 and 7)

Location: 4M Plant Den Road Kirkcaldy Fife

Applicant: Miller Homes Ltd Miller House 2 Lochside View Edinburgh Park Edinburgh United Kingdom EH12 9DH

Agent: David Reid Miller House 2 Lochside View Edinburgh Park Edinburgh United Kingdom EH12 9DH

Application Permitted - no conditions

74 **Application No:** 23/02609/CLP

Date Decision Issued: 28/09/2023

Ward: Kirkcaldy North

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

Location: 12 Sir Thomas Elder Court Kirkcaldy Fife KY2 6ZP

Applicant: Mr & Mrs Scobie 12 Sir Thomas Elder Court Kirkcaldy Fife KY2 6ZP

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

Application Permitted - no conditions

75 **Application No:** 23/01748/FULL

Date Decision Issued: 07/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of dormer extension to front and a sunroom to the rear of the dwellinghouse.

Location: 38 Largo Road Lundin Links Leven Fife KY8 6DH

Applicant: Mr Paul Paterson 38 Largo Road Lundin Links Scotland KY8 6DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

76 **Application No:** 23/01797/FULL

Date Decision Issued: 07/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: Seaview Links Road Leven Fife KY8 4HS

Applicant: Ms K Lewis Seaview Links Road Leven Fife KY8 4HS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

77 **Application No:** 23/02035/TPA

Date Decision Issued: 07/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Prior Approval for Electronic Communication Code Operators - 15.2m GSM-R mast

Location: Land To South Of Edlon/Pfaunder-Balfour Elm Park Leven Fife

Applicant: Mrs Catherine Stewart 151 St Vincent Street Glasgow Scotland G2 5NW

Agent:

Application Permitted - no conditions

78 **Application No:** 23/02357/CLP

Date Decision Issued: 12/09/2023

Ward: Leven, Kennoway And Largo

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

Location: 28 Greenfield View Leven Fife KY8 4FE

Applicant: Mr & Mrs Murphy 28 Greenfield View Leven Fife KY8 4FE

Agent: Charlie Heenan 112 Brechin Road Arbroath Scotland DD11 1TA

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Change of use of scrub land to operational railway including the construction of railway track with associated fencing and ancillary operational infrastructure
SITE : land to the set of Fife Heritage Railway Kirkland Yard Leven

Location: Land To East Of Kirkland Yard Leven Vale Leven Fife

Applicant: Mrs Catherine Stewart 151 St Vincent Street Glasgow Scotland G2 5NW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE details of the replacement tree planting shall be submitted for the approval of the Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or commencement of the development's use, whichever is the sooner.
3. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of intrusive site investigation works to identify any coal mining legacy issues shall be undertaken. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority in consultation with The Coal Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken in full BEFORE ANY DEVELOPMENT WORKS COMMENCE ON SITE. The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
4. A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall then be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DEVELOPMENT IS BROUGHT INTO USE. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

6. The tree protection measures as set out within the Fife Heritage Arboricultural Impact Assessment (by Atkins, July 2023) shall be implemented prior to any works commencing, to safeguard the trees on the site during development operations. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
7. 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 following the submission of an updated breeding bird survey.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To mitigate against the loss of trees on the site.
3. To avoid unacceptable risks to human health and the environment.
4. To avoid unacceptable risks to human health and the environment.
5. To ensure all contamination within the site is dealt with.
6. In order to ensure that no damage is caused to the existing trees during development operations.
7. In the interests of ecology, to minimise disruption within the bird nesting season.

80 **Application No:** 23/02358/CLP **Date Decision Issued:** 18/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for erection of sunroom and external store with associated raised deck

Location: 28 Greenfield View Leven Fife KY8 4FE

Applicant: Mr & Mrs Murphy 28 Greenfield View Leven Fife KY8 4FE

Agent: Charlie Heenan 112 Brechin Road Arbroath Scotland DD11 1TA

Application Permitted - no conditions

81 **Application No:** 22/02351/NMV1 **Date Decision Issued:** 25/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Erection of golf pavillion - Non Material Variation to approved 22/02351/FULL for alterations to roof

Location: Dumbarrie Links Drumeldrie Fife

Applicant: Mr David Scott Dumbarrie Golf Links Dumbarrie Golf Links Upper Largo Fife Scotland KY8 6JQ

Agent: Colin Andrews 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

Application Permitted - no conditions

82 **Application No:** 23/02236/FULL

Date Decision Issued: 26/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of 9 air source heat pumps and associated works

Location: Diageo Scotland Ltd Banbeath Industrial Estate Banbeath Road Leven Fife KY8 5HD

Applicant: Mr Steve Howells Westwood Way Westwood Business Park Coventry UK CV4 8LG

Agent: Anna Balls 272 Bath Street Glasgow UK G2 4JR

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

83 **Application No:** 23/02589/CLP

Date Decision Issued: 26/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for the erection of domestic garage to rear of dwellinghouse

Location: Daheim 8 Castle Crescent Kennoway Leven Fife KY8 5EY

Applicant: Mr Ryan Johnstone 8 Castle Crescent Kennoway UK KY8 5EY

Agent: Joshua Gray 95 Main Street Thornton United Kingdom KY1 4AQ

Application Permitted - no conditions

84 **Application No:** 23/01252/FULL

Date Decision Issued: 28/09/2023

Ward: Leven, Kennoway And Largo

Proposal: Erection of dwellinghouse

Location: 12 Balcurvie Small Holdings Windygates Leven Fife KY8 5SA

Applicant: Mr B Glendinning 12 Small Holdings Balcurvie Windygates UK KY8 5SA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the proposed dwellinghouse, off street parking shall be provided as shown on Drawing No. HZ-103 (Fife Council Drawing Ref 02B) in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

85 **Application No:** 22/04007/FULL

Date Decision Issued: 13/09/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Alterations to and change of use from shop (Class 1A) to form enlargement to flatted dwelling (sui generis), including formation of window openings to front elevation

Location: 159 Main Street Lochgelly Fife KY5 9JR

Applicant: Mr John Hamill 159 Main Street Lochgelly Fife KY5 9JR

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

Application Refused

Reason(s):

1. In the interests of supporting the vitality and viability of the core retail area of Lochgelly Town Centre and the vibrancy, health and resilience of the centre as a place to enjoy and visit, the proposed change of use from retail (Class 1A) to a non-commercial residential use (sui generis) and resulting increase in dead frontage expected to undermine the role and function of the core retail area, contrary to Policies 1: Development Principles and 6 : Town Centres First of the adopted FIFEplan Fife Local Development Plan (2017) and Policy 27 City, Town, Local and Commercial Centres of the adopted National Planning Framework 4 (2023).

86 **Application No:** 23/01353/PPP

Date Decision Issued: 15/09/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Planning permission in principle for erection of dwellinghouse (Class 9) and associated development

Location: Land Adjacent To The North Of 4 Lady Helen Cottages Lady Helen Road Dundonald Cardenden Fife

Applicant: Mr Brian Abel Lomond View Lady Helen Road Dundonald Cardenden Lochgelly Fife KY5 0AL

Agent: Toni Coppola 12 12 Lady Nina Squ. coaltown of balgonie fife ky76hn

Application Refused

Reason(s):

1. In the interests of sustainable places, by avoiding ad hoc housing development in the countryside, which development is not justified on the grounds of a shortfall in housing land supply, being essential to support a rural business, or otherwise; consistent with adopted National Planning Framework 4 (2023) Policies 14 Design, Quality and Place, 15 Local Living and 20 Minute Neighbourhoods, 16 Quality Homes and 17 Rural Homes; and the adopted FIFEplan Fife Local Development Plan (2017) spatial strategy and its Policies 1: Development Principles, 2: Homes, 7: Development in the Countryside and 8: Houses in the Countryside.
2. In the interests of protecting greenfield land, the development here not supported in terms of adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles, 2: Homes, 7: Development in the Countryside and 8: Houses in the Countryside, being in turn contrary to adopted National Planning Framework 4 (2023) Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings as relates to safeguarding of greenfield land.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of storage units and siting of storage containers (all Class 6) and associated development, including formation of vehicular access and erection of access gates
Location: Yard No 10 Cartmore Industrial Estate Lochgelly Fife KY5 8LL
Applicant: Bowhouse Homes Ltd Unit 4 Lochgelly Business Park Auchterderran Road Lochgelly UK KY5 9HF
Agent: Derek Grubb 317 Rona Place Glenrothes United Kingdom KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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 planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed

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

5. BEFORE THE COMMENCEMENT OF THE STORAGE USE HEREBY APPROVED, construction of the new vehicular crossing of the footway shall have been completed in accordance with the current Making Fife's Places Supplementary Guidance (2023) Transportation Development Guidelines.
6. BEFORE THE COMMENCEMENT OF THE STORAGE USE HEREBY APPROVED, the parking, turning and manoeuvring areas shown in the approved drawings shall have been provided in accordance with the current Making Fife's Places Supplementary Guidance Transportation Development Guidelines and shall thereafter be retained and available for use for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety; to ensure the provision of adequate off-street parking, turning and manoeuvring facilities.

88 **Application No:** 23/01678/PPP

Date Decision Issued: 18/09/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Planning permission in principle for the erection of 2 dwellinghouses

Location: Land Adjacent To The East Of Fife Cycle Park Glenraig Fife

Applicant: Mr David Farrell 3 Hays Court Milnathort Scotland KY13 9ZL

Agent: Steff Bell Future Komfort 3 Hays Court Milnathort United Kingdom KY13 9ZL

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need in principle for a residential development in this location is not considered fully justified and would therefore be contrary to Policy 16: Quality Homes and 17: Rural Homes of NPF4 and Policy 1: Development Principles, Policy 7 Development in the Countryside, Policy 8: Houses in the Countryside of the Adopted FIFEplan (2017).
2. In the interests of visual amenity and safeguarding the character of the surrounding countryside; the proposed development it not considered to be of a scale, design and nature compatible with its surrounding or be located and designed to protect the overall landscape and environmental quality of the surrounding rural area and therefore contrary to Policies 1, 7, 8 and 10 of the Adopted FIFEplan (2017) and Policies 14 and 17 of NPF4.
3. In the interests of residential amenity; the proposed development would have a significant detrimental impact on the amenity of the occupants of the proposed development in terms of noise, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interests of biodiversity and natural heritage; the development has failed to demonstrate that it would conserve, restore and enhance the biodiversity of the site, contrary to Policy 3: Biodiversity of National Planning Framework 4. Furthermore the proposal has failed to demonstrate that it would achieve significant environmental benefits or be located and designed to protect the overall landscape and environmental quality of the area, contrary to Policy 1: Development Principles and Policy 13: Natural Environment and Assets of the adopted FIFEplan Fife Local Development Plan (2017).

89 **Application No:** 23/01644/FULL

Date Decision Issued: 05/09/2023

Ward: Rosyth

Proposal: Erection of extension to side of food processing facility including associated infrastructure works

Location: MOWI Scotland Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Applicant: Mowi Mowi Admiralty Park, Admiralty Road Rosyth UK KY11 2YW

Agent: Atom TPM Thomson House 4a Forth Street Edinburgh Scotland EH1 3LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

90 **Application No:** 23/01051/FULL

Date Decision Issued: 07/09/2023

Ward: Rosyth

Proposal: Replacement single storey extension and external alterations to rear of dwellinghouse

Location: 13 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Mrs Moira Mein 13 South Row Charlestown KY11 3EF

Agent: David Hall 42 Parklands Crescent Dalgety Bay KY11 9FN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

91 **Application No:** 23/01063/LBC

Date Decision Issued: 07/09/2023

Ward: Rosyth

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

Location: 13 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Mrs Moira Mein 13 South Row Charlestown KY11 3EF

Agent: David Hall 42 Parklands Crescent Dalgety Bay KY11 9FN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Rosyth

Proposal: Application for Matters specified in Conditions for 170 private residential units and associated infrastructure, drainage and landscaping as required by condition 1(a) and 2 of 14/03707/PPP

Location: Site To The West Of Camdean Primary School Admiralty Road Rosyth Fife

Applicant: Avant Homes Scotland Argyll Court Castle Business Park Stirling Scotland FK9 4TT

Agent: EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All roads and associated works serving the proposed development as shown on document 03F shall be constructed in accordance with Making Fife's Places Supplementary Guidance August 2018 and the current Fife Council Transportation Development Guidelines (Appendix G) to a standard suitable for adoption. Work shall include the following -
 - If a bus service (including a school bus service) diverts through the site, the provision of one pair of bus stops, boarders, flags and road markings located approximately adjacent to the gables of plots 54 and 153 shall be provided prior to the street containing plots 54 - 153 being adopted by Fife Council.
2. Prior to the occupation of each unit, the access driveways shall be constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The driveway widths shall not exceed 5 metres.
3. Prior to occupation of the first dwelling within the site, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all internal junctions of prospectively adoptable roads in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
4. Prior to occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
5. Prior to the occupation of each house the off-street car parking for that plot shall be provided as shown on document 03F. The parking spaces shall be retained through the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF PLOTS 14 - 20, an amended landscaping plan showing soft landscaping in this area shall be submitted for prior approval, showing the long row of parking spaces serving plots 14 - 20 broken up with soft landscaping.
7. The visitor car parking spaces as shown on document 03F shall be provided pro-rata in relation to the occupation of houses and be retained through the lifetime of the development.
8. PRIOR TO THE OCCUPATION OF THE 50TH UNIT, final details of the public art for the site shall be submitted for the written approval of Fife Council as planning authority. These details shall include a timescale for the implementation of the public art. The development shall be implemented in accordance with the details approved through this condition.
9. Within one year of the date of this planning permission, the open space approved through this application shall be fully implemented and usable unless otherwise agreed with Fife Council as planning authority.
10. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and an updated Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the

developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

12. BEFORE DEVELOPMENT STARTS ON SITE, a final boundary treatment plan with final elevational details of the boundary treatments proposed shall be submitted for the written approval of Fife Council as planning authority. The plans shall show an alternative to a 1.8m high timber fence to public elevations, such as a wall, landscaping screening, hedge, walls or a combination of walls and railings. The development shall thereafter be implemented in accordance with the details approved through this condition.
13. Within two years of the date of this planning permission, the play areas proposed for the open space shown within the landscape and public art proposals approved through this application shall be fully implemented and usable unless otherwise agreed with Fife Council as planning authority. Prior to this being installed, final details of the play equipment shall be submitted for the written approval of Fife Council as planning authority. The play equipment proposed for the site shall include equipment for younger children as well as equipment to allow play for all and shall not solely be fitness apparatus. The development shall be implemented in accordance with the details approved through this condition.
14. The landscaping scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
15. 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.
16. BEFORE DEVELOPMENT STARTS ON SITE a strategy for the delivery of street lighting for the site shall be submitted for the written approval of Fife Council as planning authority. Updated layout plans shall be submitted showing the locations of any lighting to be provided along with the mechanism for providing service strips. The development shall be implemented in accordance with the details agreed 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 adequate visibility at the junctions of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of visual amenity
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

8. To ensure delivery of the public art in compliance with the masterplan for the development.
9. In the interests of the amenity of the residents of the overall development site and to ensure the delivery of the masterplan.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
12. In the interests of visual and residential amenity.
13. In the interests of the amenity of the residents of the overall development site, to ensure the delivery of the masterplan and to ensure the play equipment for the site caters for all needs.
14. In the interests of visual amenity.
15. 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.
16. To ensure that there is adequate street lighting provided across the site.

Ward: Rosyth

Proposal: Change of use from office (Class 4) to a mixed-use development comprising of business and light industrial units (Class 4) and general industrial units (Class 5) and storage and distribution units (Class 6) and an assembly and leisure unit (Class 11) and installation of roller shutter doors

Location: Bank Of Scotland/Intelligent Finance Dundas House Viking Way Rosyth Dunfermline Fife KY11 2YD

Applicant: Woodview Properties Ltd Northern bank house co Fermanagh Enniskillen Northern Ireland BT93 1TF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 11 of The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), the Class 11 floor area as defined on the approved proposed first floor plan (07A - PROPOSED FIRST FLOOR PLAN), shall only be used as a conventional gym with freestanding equipment. FOR THE AVOIDANCE OF DOUBT, the Class 11 floor space shall not be used as a studio space where classes are taught etc.
3. Before any Class 5 or 6 unit is brought into use, full details of the noise barrier to be erected along the northern boundary of the site, as detailed in the approved noise impact assessment (11A - NOISE IMPACT ASSESSMENT - CSP Acoustics 06/07/2023), shall be submitted to Fife Council as Planning Authority for prior written approval. For the avoidance of doubt, the noise barrier shall be no greater than 2m in height and shall incorporate significant areas of planting along its northern side. The barrier shall also ensure pedestrian access from Ferry Toll Road is maintained. The approved noise barrier shall be constructed in accordance with the approved details, prior to any of the Class 5 or 6 units being brought into use. The approved planting shall be planted during the first planting season following the completion of the noise barrier. The barrier shall be retained and maintained for the lifetime of the development.
4. The 256 off-street car parking spaces as identified on the approved location/block plan (01A - LOCATION AND BLOCK PLAN) shall be retained for the lifetime of the development.
5. Within 3 months of each ground floor unit located along the northern and eastern sides of the application property being occupied, monitoring of actual noise levels from each of those units shall be undertaken to ensure noise levels are within acceptable limits at the nearest neighbouring noise sensitive property. Where noise monitoring indicates that further mitigation is required, activity within the identified unit shall cease until further mitigation is agreed with Fife Council as Planning Authority and that mitigation is fully installed on site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of the consent and in the interest of road safety; to ensure the Class 11 use is defined and that an unrestricted Class 11 use does not lead to an unacceptable parking demand.
3. In the interest of residential and visual amenity; to ensure that potential noise issues are mitigated and that the visual impact of the barrier is acceptable.
4. In the interest of residential amenity; to ensure actual noise levels from future occupiers are monitored and to validate that the identified mitigation is suitable.
5. In the interest of road safety; to ensure the property retains adequate parking spaces.

94 **Application No:** 23/01982/FULL

Date Decision Issued: 27/09/2023

Ward: Rosyth

Proposal: Dormer extension, replacement rooflight, solar panels, 2 Juliet balconies, canopy, raised decking, planters and steps to rear; installation of replacement windows, doors, cladding, soffits and fascias to front, sides and rear; and installation of flue to side of dwellinghouse

Location: 5 Saltpans Charlestown Dunfermline Fife KY11 3EB

Applicant: Dr. Yuk Chan 5 Saltpans Charlestown Dunfermline Fife KY11 3EB

Agent: Avril Southwell ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

95 **Application No:** 23/01960/FULL

Date Decision Issued: 05/09/2023

Ward: St. Andrews

Proposal: Installation of garage door

Location: 3 Howard Place St Andrews Fife KY16 9HL

Applicant: Mr Robin Clark 7 Alexandra Place St Andrews Scotland KY16 9XE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

96 **Application No:** 23/01936/LBC

Date Decision Issued: 12/09/2023

Ward: St. Andrews

Proposal: Listed building consent for reinstatement of portico to south of building including replacement stonework (amendment to 20/01170/LBC)

Location: Clubhouse Royal And Ancient Golf Club Golf Place St Andrews Fife KY16 9JD

Applicant: The Royal And Ancient Golf Club Of St Andrews The Royal and Ancient Golf Club of St Andrews Golf Place The Links St Andrews United Kingdom KY16 9JD

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

Application Permitted - no conditions

97 **Application No:** 23/01937/FULL

Date Decision Issued: 12/09/2023

Ward: St. Andrews

Proposal: Reinstatement of portico to south of building including replacement stone (amendment to 20/01169/FULL)

Location: Clubhouse Royal And Ancient Golf Club Golf Place St Andrews Fife KY16 9JD

Applicant: The Royal And Ancient Golf Club Of St Andrews The Royal and Ancient Golf Club of St Andrews Golf Place The Links St Andrews United Kingdom KY16 9JD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

98 **Application No:** 23/02459/CLE

Date Decision Issued: 13/09/2023

Ward: St. Andrews

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

Location: 181A South Street St Andrews Fife KY16 9EE

Applicant: Mr Suhit Amin 181A South Street St Andrews United Kingdom KY16 9EE

Agent:

Application Permitted - no conditions

99 **Application No:** 23/02468/CLE

Date Decision Issued: 13/09/2023

Ward: St. Andrews

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

Location: 9 Drumcarrow Road St Andrews Fife KY16 8SE

Applicant: Mrs Mary Sheridan Duneagles 9 Drumcarrow Road St Andrews Scotland
KY16 8SE

Agent:

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Conservation area consent for demolition of dwellinghouse and outbuilding

Location: 6 Gregory Place St Andrews Fife KY16 9PU

Applicant: Miss Tracy Davies 6 Gregory Place St Andrews United Kingdom KY16 9PU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into and agreed for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Conservation Area.

101 **Application No:** 23/02514/CLP

Date Decision Issued: 15/09/2023

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for erection of single storey rear extension to dwellinghouse to form lounge and home office

Location: 6 Spottiswoode Gardens St Andrews Fife KY16 8SA

Applicant: Mrs Sharon Orr 6 Spottiswoode Gardens St Andrews Fife KY16 8SA

Agent:

Application Permitted - no conditions

102 **Application No:** 23/02091/FULL

Date Decision Issued: 19/09/2023

Ward: St. Andrews

Proposal: Installation of water bottle filling stations with associated LCD screens

Location: The Old Course West Sands Road St Andrews Fife

Applicant: St Andrews Links Trust New Pilmour House St Andrews Scotland KY16 9FS

Agent: Nicoll Russell 111 King Street Broughty Ferry Dundee Scotland DD5 1EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

103 **Application No:** 23/02092/FULL

Date Decision Issued: 19/09/2023

Ward: St. Andrews

Proposal: Installation of water bottle filling station with associated LCD screen

Location: The Castle Course Kinkell Ness Kinkell St Andrews Fife KY16 8PL

Applicant: St Andrews Links Trust New Pilmour House St Andrews Scotland KY16 9FS

Agent: Nicoll Russell 111 King Street Broughty Ferry Dundee Scotland DD5 1EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

104 **Application No:** 23/02071/LBC

Date Decision Issued: 27/09/2023

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows

Location: 13 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Applicant: Mrs Jing Zhang 13 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Agent: Rankin Architects 2 Tudor Road Glasgow United Kingdom G14 9NJ

Application Permitted - no conditions

105 **Application No:** 23/01992/FULL

Date Decision Issued: 28/09/2023

Ward: St. Andrews

Proposal: Erection of 4no. parking posts to associated parking areas at Westview (part retrospective)

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

Applicant: Monarchs House Limited No. 1 London Bridge London UK SE1 9BG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.

Reason(s):

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

106 **Application No:** 23/02068/FULL

Date Decision Issued: 28/09/2023

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 13 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Applicant: Mrs Jing Zhang 13 Southgait Hall 118 South Street St Andrews Fife KY16 9QD

Agent: Rankin Architects 2 Tudor Road Glasgow United Kingdom G14 9NJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Approval of matters specified in conditions for the erection of a dwellinghouse (condition 1 of planning permission in principle reference 20/02214/PPP)
Location: Bottomcraig Steading Bottomcraig Newport On Tay Fife DD6 8RN
Applicant: Mr Tom McKechnie Bottomcraig Steading Bottomcraig Balmerino Newport-on-Tay Scotland DD6 8RN
Agent: Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the dwellinghouse hereby approved, there shall be provided within the curtilage of the site off-street parking spaces in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
3. Prior to the occupation of the dwellinghouse hereby approved, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the access 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.
4. PRIOR TO ANY DEVELOPMENT COMMENCING the boundary treatment measures and new planting as specified within the submitted site plan (Plan Reference -03) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
5. 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.
6. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of protecting and safeguarding the natural environment.
5. 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.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

108 **Application No:** 23/01552/FULL

Date Decision Issued: 07/09/2023

Ward: Tay Bridgehead

Proposal: Engineering operations comprising the installation of a foul and surface water treatment and outfall system associated with proposed dwellinghouse (reference 20/02214/PPP)

Location: Bottomcraig Steading Bottomcraig Newport On Tay Fife DD6 8RN

Applicant: Mr Tom McKechnie Bottomcraig Steading Bottomcraig Balmerino Newport-on-Tay Scotland DD6 8RN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

109 **Application No:** 23/01772/FULL

Date Decision Issued: 07/09/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Netherlea Place Wormit Newport On Tay Fife DD6 8NW

Applicant: Mr Bruce Milne 7 Netherlea Place Wormit Newport On Tay Fife DD6 8NW

Agent: John Webster 20 The Flour Mill Exchange Court Dundee Scotland DD1 3DE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

110 **Application No:** 23/01698/FULL

Date Decision Issued: 14/09/2023

Ward: Tay Bridgehead

Proposal: Alterations including raising ridge height to create second storey and porch extension to front of dwellinghouse

Location: 10 Meadow Road Leuchars St Andrews Fife KY16 0EX

Applicant: Mr J Stevens 10 Meadow Road Leuchars Fife KY16 0EX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

111 **Application No:** 23/02465/CLP

Date Decision Issued: 14/09/2023

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (proposed) for formation of track for vehicular access.

Location: Land North Of Leuchars Lodge St Michaels Fife

Applicant: Miss Joanna Heaton 3 South Straiton Farm Cottages Balmullo St Andrews
United Kingdom KY16 0BN

Agent:

Application Permitted - no conditions

112Application No: 23/02545/CLP

Date Decision Issued: 15/09/2023

Ward: Tay Bridgehead

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

Location: 2 Fordlebank Pickletillum Drumoig St Andrews Fife KY16 0BU

Applicant: Emma - Maria Robertson 2 Fordlebank 2 Fordlebank, Pickletillum, Pickletillum, St. Andrews, KY16 0BU Pickletillum United Kingdom KY16 0BU

Agent: Fiza Perez 1B 128 CITY ROAD LONDON London United Kingdom EC1V 2NX

Application Permitted - no conditions

113 **Application No:** 23/02688/CLP

Date Decision Issued: 29/09/2023

Ward: Tay Bridgehead

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

Location: 3 Kilmany Road Wormit Newport On Tay Fife DD6 8PG

Applicant: Mr & Mrs - Drummond 3 Kilmany Road Wormit United Kingdom DD6 8PG

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

Application Permitted - no conditions

114 **Application No:** 23/01849/FULL

Date Decision Issued: 04/09/2023

Ward: West Fife And Coastal Villages

Proposal: Erection of outbuilding (retrospective)

Location: 9 John Street Kincardine Alloa Fife FK10 4LZ

Applicant: Mr Scott Cameron 9 9 John Street ALLOA United Kingdom FK10 4LZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

115 **Application No:** 23/01952/FULL

Date Decision Issued: 05/09/2023

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to side of dwellinghouse

Location: 2 Bourtree Grove Comrie Dunfermline Fife KY12 9XN

Applicant: Mrs M Crawshaw 2 Bourtree Grove Comrie United Kingdom KY12 9XN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

116 **Application No:** 23/01895/FULL

Date Decision Issued: 08/09/2023

Ward: West Fife And Coastal Villages

Proposal: Single storey side extension to dwellinghouse (retrospective)

Location: 95D Glenavon Drive Cairneyhill Dunfermline Fife KY12 8XJ

Applicant: Mr Andrew Sneddon 95D Glenavon Drive Cairneyhill Dunfermline Fife KY12 8XJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages
Proposal: Erection of cattery (Sui Generis) and siting of caravan (Retrospective)
Location: Land Adjacent To 1 Midfield Terrace Steelend Fife
Applicant: Mr John Cowbrough West Saline House West Saline Farm Saline UK KY12 9UG
Agent: Stuart Hannah Liberty Centre Pitreavie Way Dunfermline UK KY11 8QS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the temporary structure hereby approved shall be removed from the site and the site reinstated to its original condition no later than 3 years from the date of this consent.
3. Prior to the cattery business coming into use, a 1.8-meter acoustic fence to the south, east and west shall be installed as shown on the approved plans and thereafter permanently maintained for the lifetime of the development.
4. Prior to the cattery business use commencing, 3 off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained through the lifetime of the development.
5. Prior to the cattery business use commencing, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
6. Prior to the cattery business use commencing, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.
3. In the interests of residential amenity
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 an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

Ward: West Fife And Coastal Villages
Proposal: External alterations including re-roofing, re-rendering and replacement rainwater goods
Location: Saline Community Centre 13 Main Street Saline Dunfermline Fife KY12 9TL
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT
Agent: Nicola Pereira Bankhead Central 1 1 Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The recommendations within the Bat and Bird Survey Report (dated 02.12.2022 version 1), shall be implemented in full before, during and after development (as applicable), unless otherwise agreed in writing by this Planning Authority.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of ecology and biodiversity; to ensure enhancement measures are provided as part of the development.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

119 **Application No:** 23/02387/APN

Date Decision Issued: 27/09/2023

Ward: West Fife And Coastal Villages

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

Location: Inch House Longannet Kincardine Alloa Fife FK10 4AH

Applicant: Mr Peter McLaren Inch Farm Kincardine Alloa UK FK10 4AH

Agent: John Blair 2b Bank Street Alloa United Kingdom FK10 1HP

Application Permitted - no conditions

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Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use from woodland to allow for siting of glamping pods (5 units)
Location: Land East Of North Lodge Inzievar Estate Inzievar Oakley Fife
Applicant: Mr Cree Spowart Inzievar Glamping Sunnyside Rd Oakley Scotland KY12 8EY
Agent: Darren Beresford 237 Baldridgeburn Dunfermline United Kingdom KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of any glamping pod, the geometry of the junction of the informal vehicular access shall be reconfigured to ensure that it is perpendicular (at 90 degrees) to the public road. These works including the construction of the vehicular crossing of the public roadside verge shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the first occupation of any glamping pod, visibility splays 3m x 100m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
4. Prior to the occupation of the approved glamping pods confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
5. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to the occupation of the approved glamping pods unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
6. 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.
7. 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 6 months of the first planting season following the completion or occupation of the development, whichever is the sooner.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
4. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
5. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
6. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
7. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.