



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 7/10/2023 - 8/6/2023**

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



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](http://www.fife.gov.uk/contaminatedland)

5. No development shall commence until;
  - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

6. 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.

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

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

8. Prior to occupation of the proposed dwellinghouse, a minimum of 2 off-street parking spaces per 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage the site in accordance with the current Fife Council Parking Standards. The parking spaces shall thereafter, be retained throughout the lifetime of the development for the purposes of off street parking.

For the avoidance of doubt, all parking spaces shall be sited at the South West corner of the site to allow a single vehicle access onto Wyles Stret at the North corner (adjacent to the existing driveway for No. 2 Wyles Street).

9. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.





























































































































54 **Application No:** 23/01343/FULL **Date Decision Issued:** 18/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** St Helens 7 Elm Grove St Monans Anstruther Fife KY10 2DA

**Applicant:** Mrs Linda Anderson St Helens 7 Elm Grove St Monans Fife KY10 2DA

**Agent:** Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Substitution of house type of application 22/01805/FULL (Approved alterations and extension of ruinous mill building to form dwellinghouse and associated works etc) to amend layout of hardstanding and access**Location:** Pitmilly Mill Pitmilly Kingsbarns Fife**Applicant:** Mr Richard & Miss Jennifer Lumgair 37 Warrander Park Terrace Edinburgh Edinburgh EH9 1EB**Agent:** Stephen Pirie 9 Macgregor Street Brechin Angus DD9 6AB**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -13) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

3. Prior to any works starting on the development site, the proposed vehicular access shall be constructed over the roadside verge at the A917 classified public road in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
4. Prior to any works starting on the development site, the existing access to the South of the development site and East of the proposed new access, as shown on Drawing named "Site & Location Plan "shall be closed off by permanent means to all vehicular traffic.
5. Prior to any works starting on the development site, visibility splays of 3m x 140m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all of the trees, bushes and shrubs that lie within the visibility splay shall require to be removed.
6. Prior to any works starting on site, an access track shall be constructed to the development site from the A917 classified public road entrance which shall have a minimum width of 3.5m and will have passing places provided that are all intervisible and shall be up to a maximum of 150m apart along its full length.
7. Prior to the first use of the private access track, screening shall be formed between the access track and the A917 public road, which will be positioned outwith the visibility splay line, to prevent headlight glare from oncoming traffic. Details of this screening shall be submitted for the prior written approval of Fife Council as Planning Authority.
8. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided within the curtilage of the site, in accordance with the current Fife Council Transportation Development Guidelines

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

**Reason(s):**

1. In the interests of protecting and safeguarding the natural environment.
2. To ensure all contamination within the site is dealt with.
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 that there is no intensification of use of a substandard access and that only one access to the development site is in use.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the narrow private access driveway.
7. In the interest of road safety; to ensure that drivers are not distracted by headlight glare from oncoming traffic.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

56 **Application No:** 23/01626/FULL

**Date Decision Issued:** 20/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** 6 Kilconquhar Steading Way Kilconquhar Leven Fife KY9 1FB

**Applicant:** Mr & Mrs G. White 6 Kilconquhar Steading Way Kilconquhar Fife KY9 1FB

**Agent:** Neil Gourlay 2-3 Borthwick View Pentland Industrial Estate Loanhead  
Midlothian EH20 9QH

### **Application Permitted with Conditions**

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

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

### **Reason(s):**

1. In order to comply with the 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.

57 **Application No:** 23/00968/LBC

**Date Decision Issued:** 21/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for internal and external alterations including installation of new and replacement doors

**Location:** Cambo House Kingsbarns St Andrews Fife KY16 8QD

**Applicant:** C/O James Erskine Cambo House Kingsbarns St Andrews Fife KY16 8QD

**Agent:** LBA Ltd The Stables Orwell Farm Orwell Farm Kinross United Kingdom KY13 9HE

**Application Permitted with Conditions**

**Approve** subject to the following 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.

58 **Application No:** 23/00969/FULL

**Date Decision Issued:** 21/07/2023

**Ward:** East Neuk And Landward

**Proposal:** External alterations including installation of new and replacement doors and installation of access ramp.

**Location:** Cambo House Kingsbarns St Andrews Fife KY16 8QD

**Applicant:** C/o James Erskine Cambo House Kingsbarns St Andrews Fife KY16 8QD

**Agent:** LBA Ltd 18 Walker Street Edinburgh Scotland EH3 7LP

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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



59 **Application No:** 23/01531/FULL

**Date Decision Issued:** 25/07/2023

**Ward:** East Neuk And Landward

**Proposal:** External alterations to include partial alteration and replacement of roof and installation of solar panels

**Location:** Crail Golfing Society Balcomie Clubhouse Balcomie Golf Club Crail Anstruther Fife KY10 3XN

**Applicant:** Mr David Roy Balcomie Club House Crail Fife Scotland KY10 3XN

**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.

60 **Application No:** 23/01751/LBC

**Date Decision Issued:** 25/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for replacement ATM signage

**Location:** 31 Marketgate North Marketgate Crail Anstruther Fife KY10 3UG

**Applicant:** NatWest Group 1st Business House Gogarburn Gogarburn EH12 1HQ

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

**Application Withdrawn**

61 **Application No:** 23/01754/ADV **Date Decision Issued:** 25/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Display of new vinyl surround to ATM machine

**Location:** 31 Marketgate North Marketgate Crail Anstruther Fife KY10 3UG

**Applicant:** Natwest Group 1st Business House PO Box 1000 Gogarburn Edinburgh EH12 1HQ

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

**Application Withdrawn**

62 **Application No:** 23/01122/CAC

**Date Decision Issued:** 26/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Conservation area consent for the total demolition of unlisted outbuilding

**Location:** 50 James Street Pittenweem Anstruther Fife KY10 2QN

**Applicant:** WT Pittenweem Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by Fife Council as 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.

63 **Application No:** 23/01516/FULL

**Date Decision Issued:** 03/08/2023

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Installation of 2 rooflights to rear and replacement rooflight to side of flat

**Location:** 16 Cadham Terrace Glenrothes Fife KY7 6PJ

**Applicant:** Mr & Mrs Bobby & Lauren Baillie 16 Cadham Terrace Glenrothes Fife KY7 6PJ

**Agent:** Derek Grubb 317 Rona Place Glenrothes 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.

**Reason(s):**

1. In order to comply with the 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:** 23/01082/ADV

**Date Decision Issued:** 03/08/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Display of one illuminated fascia sign, one illuminated wall mounted sign and one illuminated freestanding directional sign.

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

**Applicant:** Bosch Rexroth Ltd Rexroth Bosch Group Unit V6 Viewfield Industrial Estate Viewfield Glenrothes Fife 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.

65 **Application No:** 22/03955/FULL **Date Decision Issued:** 12/07/2023

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Erection of agricultural shed and formation of hardstanding (re-positioning of agricultural shed for application 22/02776/FULL)  
**Location:** Pitcairle House Pitcairle Newburgh Fife  
**Applicant:** Ms Kateryna Polyacov Pitciarlle House Pitcairle Newburgh Scotland KY16 6EU  
**Agent:** Gray Macpherson Architects 106 Biggar Road Edinburgh Scotland EH10 7DU

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01215/LBC

**Date Decision Issued:** 12/07/2023

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Listed Building Consent for installation of solar panels in rear garden of dwellinghouse

**Location:** Wellwood Kettle Road Ladybank Cupar Fife KY15 7PA

**Applicant:** Dr Robert Robertson Wellwood Kettle Road Ladybank Cupar Fife KY15 7PA

**Agent:** andrew piatkowski East End 32 Main Street Coaltown Glenrothes United Kingdom KY7 6HS

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 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.



67 **Application No:** 23/01308/FULL **Date Decision Issued:** 12/07/2023

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Installation of solar panels in rear garden of dwellinghouse

**Location:** Wellwood Kettle Road Ladybank Cupar Fife KY15 7PA

**Applicant:** Dr Robert Robertson Wellwood Kettle Road Ladybank Cupar Fife KY15 7PA

**Agent:** Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Erection of two holiday lets with associated car parking and accesses including ancillary landscaping and drainage infrastructure  
**Location:** 13 Bondgate Auchtermuchty Cupar Fife KY14 7AF  
**Applicant:** Blinkbonny Lets 13 Bondgate Auchtermuchty Fife KY14 7AF  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

### **Application Permitted with Conditions**

#### **Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works relating to the construction or preparation for the construction of the proposed holiday lets starting on site, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the adjacent public road and thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
3. Prior to the first occupation of each of the proposed holiday lets, off street parking shall be provided as shown on Drawing No. C.1121 AL (0) 03A (03 Proposed Block Plan) 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.
4. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
5. The two holiday accommodation properties hereby approved, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year.
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 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 also include details of all proposed boundary treatments and retaining walls. The proposed scheme must include biodiversity enhancements. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is 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 adequate visibility splays at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
5. In order to ensure that proper control is retained over the development and that the site does not become permanent residential accommodation.
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.

69 **Application No:** 23/01598/FULL **Date Decision Issued:** 18/07/2023

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Erection of single storey extension to rear of dwellinghouse

**Location:** The Lodge Mugdrum Estate Abernethy Road Newburgh Cupar Fife KY14 6EH

**Applicant:** Mrs Mariia Salii Mugdrum Gatelodge Mugdrum Cupar Fife KY14 6EH

**Agent:** DAVID JOHNSON 20 Torphichen Street Edinburgh Scotland EH3 8JB

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Planning permission in principle for erection of dwellinghouse and refurbishment of bothy  
**Location:** Leckiebank Farm Leckiebank Road Auchtermuchty Cupar Fife KY14 7ED  
**Applicant:** Samuel Acheson & Sons C/O Agent 2 The Stables Orwell Farm Kinross Scotland KY13 9HB  
**Agent:** LBA - Samantha Murchie Unit 2 The Stables Orwell Farm Kinross Scotland KY13 9HB

### **Application 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 location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;  
(b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, details of proposed landscape treatment and the phasing of development;  
(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this.  
(d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;  
(e) A supporting statement illustrating the developments' compliance with National Planning Framework 4 (2023) and Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;  
(f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);  
(g) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).  
(h) A full tree survey and full details of the tree protection measures and future maintenance details for the trees on site, this shall also include details of works to upgrade the existing access to the site with special reference to works affecting tree roots adjacent to and below the line of the proposed access. No work (including works to the existing trees on site) shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.  
  
No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
3. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
4. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way or core paths on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
5. Prior to the first occupation of the proposed dwellinghouse, off-street parking and turning area shall be provided 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 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 order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. To ensure that all existing rights of way/core paths are protected and not adversely affected as a result of the development.
5. In the interest of road safety; to ensure the provision of adequate off-street parking and turning facilities.

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Application for matters specified in conditions for erection of dwellinghouse and associated access (20/02828/PPP)  
**Location:** Lordscairnie Castle Cairnie Cupar Fife  
**Applicant:** Mr Neil Blackburn Lordscairnie Castle Main Street Moonzie Scotland KY15 4NN  
**Agent:** Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

**Application Permitted with Conditions****Approve** subject to the following 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 proposed dwellinghouse, the first two metre length of the driveway access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
3. Prior to any works starting on site, visibility splays of 3m x 210m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of doubt, the bushes etc. within this visibility splay shall require to be cut down in order to achieve the required visibility splays.
4. Prior to any works starting on site, the access track as shown on Drawing No. 1523-BLOCK dated March 2023 shall be constructed as shown, to include passing places.
5. The residential units provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. During construction of the approved development, all recommendations identified within the Ecological Appraisal undertaken by David Dodds Associates Ltd, dated January 2023 shall be strictly adhered as recommended unless as agreed in writing by Fife Council as Planning Authority.
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 earlier than 24 hours prior to the clearance works commencing.

**Reason(s):**

1. In order to comply with the 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 that no deleterious material is dragged on to the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of road safety, to ensure an adequate design layout and construction and to ensure that suitable passing places are provided.
5. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.
6. In order to ensure all protected species or notable species and impacts on habitats are preserved.

7. In order to avoid disturbance during bird breeding seasons.



72 **Application No:** 23/01319/FULL **Date Decision Issued:** 01/08/2023

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Installation of (replacement) door  
**Location:** Teal Lodge Gardens Road Newburgh Cupar Fife KY14 6BL  
**Applicant:** Mr D Muir Teal Lodge Gardens Road Newburgh Fife Scotland KY14 6BL  
**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.

**Reason(s):**

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

73 **Application No:** 23/02008/CLP

**Date Decision Issued:** 01/08/2023

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Certificate of lawfulness (proposed) for the installation of windows to front and rear of dwellinghouse

**Location:** 42 Back Dykes Terrace Falkland Cupar Fife KY15 7BB

**Applicant:** Mr c Edwards 42 Back Dykes Terrace Falkland UK KY15 7BB

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

**Application Permitted - no conditions**

74 **Application No:** 23/00753/FULL

**Date Decision Issued:** 11/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** External alterations including installation of windows and doors and formation of access ramp and pergola (removal of existing conservatory)

**Location:** Cedar Inn 20 Shore Road Aberdour Burntisland Fife KY3 0TR

**Applicant:** Star Pubs And Bars 3-4 Broadway Park Kirkcaldy UK EH12 9JZ

**Agent:** Gillian Morris 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

75 **Application No:** 23/00413/LBC

**Date Decision Issued:** 13/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for alterations to shopfront and internal alterations to shop

**Location:** 33 High Street Aberdour Burntisland Fife KY3 0SH

**Applicant:** Mr Patrick Allan 33 High Street Aberdour Burntisland Fife KY3 0SH

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

**Application Permitted - no conditions**

76 **Application No:** 23/00414/FULL **Date Decision Issued:** 13/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alterations to shopfront (retrospective)

**Location:** 33 High Street Aberdour Burntisland Fife KY3 0SH

**Applicant:** Mr Patrick Allan 33 High Street Aberdour Burntisland Fife KY3 0SH

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

**Application Permitted - no conditions**

77 **Application No:** 23/01824/ADV

**Date Decision Issued:** 21/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of 1no non-illuminated freestanding sign

**Location:** 1 Harbour Way Dalgety Bay Dunfermline Fife KY11 9HH

**Applicant:** Morrison Community Care Group 1 Cambuslang Road Glasgow United Kingdom G32 8NB

**Agent:** Niall MacPherson 89 Minerva Street Glasgow Scotland G3 8LE

**Application Permitted - no conditions**

78 **Application No:** 23/01418/FULL

**Date Decision Issued:** 26/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two single storey extensions to rear of dwellinghouse, with alterations including an extension to the roof line to new garage. Garden alterations including ground reduction for the formation of hardstanding.

**Location:** 10 Dovecot Park Aberdour Burntisland Fife KY3 0TA

**Applicant:** Mr Roger Parr 10 Dovecot Park Aberdour Burntisland Fife KY3 0TA

**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.
2. Prior to the extended driveway coming into use, any widening of the existing vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G
3. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 1007\_(P)-02 Rev A. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

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

79 **Application No:** 23/01766/CLP

**Date Decision Issued:** 26/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (Proposed) for use of dwellinghouse as short-term let

**Location:** 31 Stephens Drive Inverkeithing Fife KY11 1DF

**Applicant:** Gordon H Stead 31 Stephens Drive Inverkeithing Fife KY11 1DF

**Agent:**

**Application Permitted - no conditions**



**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Erection of domestic outbuilding and formation of raised platform  
**Location:** The Orchard 3 Mill Farm Steading Mill Farm Road Aberdour Burntisland Fife KY3 0RG  
**Applicant:** Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston EH54 5DG  
**Agent:** Scott Wallace Bryerton House 129 High Street Linlithgow West Lothian EH49 7EJ

### **Application Permitted with Conditions**

#### **Approve subject to the following 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.

3. Prior to any works commencing on site, the developer shall provide details that they have considered and where necessary mitigated for the areas of recorded surface water and river flooding areas, which lie to the west of the development site boundary, for the prior written approval of this planning authority unless otherwise agreed in writing with this authority. For the avoidance of doubt this information shall be submitted by a suitably qualified drainage/flood engineer and the details shall clearly demonstrate that there would be no increase in flood risk to the site or adjacent properties.
4. For the avoidance of doubt, during the construction phases, the developer shall ensure the on site culvert remains free of debris at all times unless otherwise agreed in writing with this planning authority.

#### **Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. To ensure that the culvert remains free of debris and continues to function and drain freely.
4. To ensure that the developer has taken into account sources of potential surface water and river flooding west of the development site boundary with regards the development proposal.

81 **Application No:** 23/01882/DPN **Date Decision Issued:** 31/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Prior notification for demolition of former training school building

**Location:** BAE Systems Kelvin Building North Way Hillend Industrial Park Dalgety Bay  
Dunfermline Fife KY11 9HQ

**Applicant:** Mr Geoff Crown 6 BAE Systems Broad Oak Airport Service Road Portsmouth  
UK PO35PQ

**Agent:**

**Application Permitted - no conditions**

82 **Application No:** 23/01565/FULL

**Date Decision Issued:** 01/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of air source heat pump

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

**Applicant:** Mr Howard E Williams 13A Shore Road Aberdour Burntisland Fife KY3 0TR

**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.

83 **Application No:** 23/01785/FULL **Date Decision Issued:** 01/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** First floor Single storey extension over existing domestic garage.

**Location:** 11 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

**Applicant:** Mr & Mrs S Bruce 11 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

84 **Application No:** 23/00981/FULL

**Date Decision Issued:** 03/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use from beauty salon (Class1A) to coffee shop (Class 3) with ancillary retail use (Class 1A)

**Location:** 12 High Street Aberdour Burntisland Fife KY3 0SW

**Applicant:** Mrs Catherine MacNeil 12 High Street Aberdour Burntisland Fife KY3 0SW

**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. Notwithstanding the terms of Class 3 of the Schedule to The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods, in accordance with the details provided within the approved Supporting Statement (Fife Council Reference 06), whose preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties.
3. FOR THE AVOIDANCE OF DOUBT, no frying/ deep fat frying shall take place at any time without the prior written approval of the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain proper control over the use of the property.
3. In the interests of protecting the amenity of those in neighbouring properties from detrimental odours and fumes.

85 **Application No:** 23/00719/FULL

**Date Decision Issued:** 11/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Single storey extension and alterations to existing dormer to rear and rooflights to front of dwellinghouse

**Location:** 36 Douglas Street Kirkcaldy Fife KY1 1QG

**Applicant:** Mr and Mrs Catherine Payne 36 Douglas Street Kirkcaldy Fife KY1 1QG

**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.

86 **Application No:** 23/01095/FULL

**Date Decision Issued:** 12/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Subdivision of existing flatted residential retirement unit (Class 8) to form two flatted residential units (Class 8) and external alterations including the erection of three mobility scooter stores

**Location:** 8 Aitkin Court Kirkcaldy Fife KY1 1QA

**Applicant:** Cairn Housing Association Bellevue House 22 Hopeton Street Edinburgh Scotland EH7 4GH

**Agent:** Wilson Paul Architects 4 Brook Street Broughty Ferry Dundee UK DD5 1DP

**Application Permitted with Conditions**

**Approve** subject to the following 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 EXTERNAL DOORS HEREBY APPROVED ARE INSTALLED, details of their respective colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details of the doors shall be implemented in full and retained/ maintained for the lifetime of the development.

**Reason(s):**

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

87 **Application No:** 23/01181/FULL

**Date Decision Issued:** 20/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** External alterations including installation of solar array, replacement wall cladding and windows, formation of new windows and doors with ancillary painting

**Location:** Starks Park Pratt Street Kirkcaldy Fife KY1 1SA

**Applicant:** Starks Park Properties Limited Starks Park Pratt Street Kirkclady UK KY1 1SA

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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



88 **Application No:** 23/00318/FULL

**Date Decision Issued:** 26/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement windows

**Location:** 21 Sang Road Kirkcaldy Fife KY1 1EZ

**Applicant:** Mrs N Robertson 21 Sang Road Kirkcaldy Fife KY1 1EZ

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

**Application Refused**

**Reason(s):**

1. In the interests of visual amenity and preserving the character of the Conservation Area; the proposed windows by virtue of their design, uPVC frames and tilt and turn opening method would not preserve or enhance the character of the surrounding Abbotshall and Central Kirkcaldy Conservation Area, contrary to Policies 7 and 14 of NPF4 (2023), Policies 1, 10 and 14 of the Approved FIFEplan (2017), Abbotshall and Central Kirkcaldy Conservation Area Appraisal and Management Plan (2005) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

89 **Application No:** 23/01174/LBC

**Date Decision Issued:** 28/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Listed Building Consent for exterior stone cleaning

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

**Applicant:** Tam Cunningham Fife College St Brycedale Avenue Kirkcaldy Fife KY1 1EX

**Agent:** Suzanna Lynch F+G (Spaces) 1 Marischal Square, Broad Street Aberdeen  
Aberdeen United Kingdom AB10 1BL

**Application Permitted with Conditions**

**Approve** subject to the following 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 STONE CLEANING TAKES PLACE, photographic evidence of the trial cleaning areas on the facade of the building shall be submitted to the Planning Authority. The Planning Authority shall thereafter confirm in writing that the cleaning methods is acceptable for use across the building. Stone cleaning of the building facades shall thereafter be carried out per the details agreed by the Planning Authority.

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

**Reason(s):**

1. In order to comply with the 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 stone cleaning is appropriate to the character and appearance of this Category B Listed Building and the Abbotshall and Central Kirkcaldy Conservation Area.

90 **Application No:** 23/01198/LBC

**Date Decision Issued:** 28/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Listed building consent for installation of replacement rainwater goods

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

**Applicant:** Tam Cunningham Fife College St Brycedale Avenue Kirkcaldy Fife KY1 1EX

**Agent:** Suzanna Lynch F+G (Spaces) 1 Marischal Square, Broad Street Aberdeen  
Aberdeen United Kingdom AB10 1BL

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01514/FULL **Date Decision Issued:** 28/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement rainwater goods and ancillary works

Planning permission to accompany Listed Building Consent for installation of replacement rainwater goods & stone cleaning.

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

**Applicant:** Tam Cunningham Fife College St Brycedale Campus St Brycedale Avenue Kirkcaldy Fife KY1 1EX

**Agent:** Suzanna Lynch F+G (Spaces) 1 Marischal Square Broad Street Aberdeen AB10 1BL

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

### **Reason(s):**

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

92 **Application No:** 23/01715/FULL

**Date Decision Issued:** 28/07/2023

**Ward:** Kirkcaldy Central

**Proposal:** Porch extension to front of dwellinghouse.

**Location:** 12 Lomond Gardens Kirkcaldy Fife KY2 6AE

**Applicant:** Mr John McCutcheon 12 Lomond Gardens Kirkcaldy Scotland KY2 6AE

**Agent:** Beatriz Torres 81 Livingston Crescent Falkirk Scotland FK2 9BW

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** Kirkcaldy East**Proposal:** Planning permission in principle for mixed use development comprising residential, commercial and business uses, retail, leisure and community facilities, education provision, landscaping and open space and associated roads/infrastructure (Section 42 application to vary conditions 23 (transport improvement timing) and 24 (Redhouse Roundabout signalisation timing) of 19/01088/PPP)**Location:** Land At Kingslaw Randolph Road Kirkcaldy Fife**Applicant:** Kingdom Park Ltd 26 Charlotte Square Edinburgh United Kingdom EH2 4ET**Agent:** Callum Fraser 11 Alva Street Edinburgh United Kingdom EH24PH**Conditional Approval/Legal Agreement****Approve** subject to the following condition(s):-

1. A further application(s) for certain matters of the development (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority as set out below:-
  - (a) the construction of all residential development and associated infrastructure including the construction of 15% affordable housing units as defined by Fife Council's Supplementary Planning Guidance on Affordable Housing within each phase of development set out in the Masterplan.
  - (b) the development of the primary school and associated infrastructure
  - (c) the development of all other buildings and uses covered within the master plan document;
  - (d) the layout and planting schemes for all areas of formal and informal open space, allotments and play areas.
  - (e) the construction of the Class 1 retail facilities within the site and associated infrastructure (including the Class 2, Class 3 and hot food takeaway uses that are acceptable in a retail centre);
  - (f) the development of a care home (Class 8) and associated infrastructure;
  - (g) the development of the road, cycleway and footpath network within the site including the public realm strategy;
  - (h) the provision of a renewable energy generating facility capable of serving all or part of the development site
  - (i) a detailed Development Brief for each phase of development as set out in the Kingdom Park Master Plan;
  - (j) the strategic landscape planting and engineering operations for the whole site including the detailed layout and planting schedules;
  - (k) the contamination remediation plan for the whole development site;
  - (l) the construction of all engineering works associated with the provision of SUDS facilities and flood protection measures including appropriate technical reports, a Stage 2 Flood Assessment for the SUDS and a revised flood risk assessment associated with the whole development site or the part of the site served by each self contained SUDS system;
  - (m) a public art strategy for the whole development site;
  - (n) the details of the maintenance arrangements for all areas of landscaping open space, including equipped and non-equipped play areas.

No work shall be started on the development until the written permission of this Planning Authority has been granted for the proposals.

2. Every application submitted under the terms of condition 1 shall include the following information where relevant:-
  - (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 and public realm treatment (including materials);
  - (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) the contractors' site facilities including storage, parking provision and areas for the storage of top soil and sub soil;
- (e) a Design and Access Statement for the proposed development;
- (f) a statement on the compliance of the development with the terms of the Fife Council's Sustainability Checklist 2010 (or as amended);
- (g) full details of the method for the delivery of any affordable housing incorporated within that application;
- (h) a statement explaining in full how the details of the application comply with the masterplan, the Development Brief, the affordable housing requirement, the Flood protection/SUDS facilities, the road network (including public transport provision) and the public art strategy as approved under the terms of condition 1;
- (i) a Travel Plan for any non-residential element of the development.
3. The development shall be carried out in accordance with the terms of the Kingdom Park Masterplan (6th Revision - August 2021 or any subsequent update) and further applications submitted under conditions 1 and 2 above shall reflect the design and development guidance set out in that document, unless the provisions of the Masterplan are expressly superseded by the terms of this planning permission in principle.
  4. No development shall take place that prejudices the provision of a renewable energy generating facility, community hall or allotment provision as shown in the Masterplan unless a full justification is provided that the facility is not required.
  5. The development shall be carried out in accordance with the terms of the Environmental Statement 2010 and any mitigation measures contained therein shall be incorporated into any further applications submitted under conditions 1 and 2 above unless the provisions of the Environmental Statement are expressly superseded by the terms of this planning permission in principle.
  6. The development shall be carried out in accordance with the terms of the Transport Assessment 2011 and any road, pedestrian network or public transport measures required by that document shall be incorporated into any further applications submitted under condition 1 and 2 above unless the provisions of the Transport Assessment are expressly superseded by the terms of this planning permission in principle.
  7. The development shall be carried out in 5 phases as set out in the Kingdom Park Masterplan (6th Revision - August 2021 or any subsequent update) and the 1:5000 scale plan reference 001E. The mix of development on each phase and the number of residential units within that phase shall not be exceeded or altered as a result of the applications submitted under conditions 1 and 2 unless the phasing plan and the masterplan have first been resubmitted and approved for the whole site subject to this planning permission in principle and the impacts of the change to that phase outlined in the context of the whole development. For avoidance of doubt the new masterplan and phasing plan shall be submitted for the written approval of Fife Council as Planning Authority under the terms of this permission but the Council reserves the right to request a new planning application in the event that the change to the master plan has a significant impact on the terms of the Development Plan current at the time of the request.
  8. The residential development shall be developed broadly in line with the phasing set out within the Kingdom Park Masterplan (6th Revision - August 2021 or any subsequent update). No residential development shall commence within Phase 3 until such time as the new roundabout at Mitchelston has been completed and brought into operation. No residential development shall commence within Phase 5 until a minimum of 50% of the residential units on Phase 4 and all the affordable housing requirement on Phase 4 have been completed in terms of the Building Regulations current at that time.
  9. Any affordable housing provided under the terms of condition 1 shall be distributed across the whole development site and the 15% shall apply to the whole of the residential element of each phase or combined phases as defined by the Kingdom Park Masterplan (6th Revision - August 2021 or any subsequent update). Each application for residential development in any phase submitted under condition 1 above shall provide 15% affordable housing unless it is demonstrated that the 15% has already been provided within that Phase within the context of the Development Brief required by condition 16.
  10. The traffic signals associated with the works indicated in condition 24 above shall incorporate either MOVA control or another means of dynamic control and queue detection. The exact details of the methods to be used shall be submitted for the approval of Fife Council as Planning Authority prior to the works being carried out.
  11. The residential development shall include Class 9 dwellinghouses and flatted dwellings and the number of residential units developed across the whole site shall not exceed 1,088.
  12. The retail units in Phase 3 shall not exceed the number and sizes set out in the Masterplan i.e 1 convenience retail unit of 1500 gross square metres and 3 comparison retail units of 560, 580 and 720 gross square metres. Nor shall the number of units be reduced and the floor space amalgamated within a reduced number of units. Any mezzanine levels included within the buildings shall be included in these floor space limits.

13. Notwithstanding the terms of the Town and Country Planning (Use Classes) (Scotland ) Order 1997 or any subsequent order amending this document the comparison retail units in Phase 3 shall only be used for the wholesale and/or retail sale of the following range of goods:
  - a. DIY materials, garden materials and related/associated products and equipment.
  - b. Furniture, floor coverings and electrical goods.
  - c. Motor vehicle parts and accessories.
  - d. Other items as agreed in writing with this Planning Authority as generally falling within the category of bulky goods.

FOR THE AVOIDANCE OF DOUBT, the following categories of goods shall not be sold:

- i. Food and drink, other than limited ancillary sales of confectionary and other similar items displayed and purchased at a sales point.
  - ii. Clothing and footwear goods other than limited ancillary sales associated with the range of goods outlined above.
  - iii. Books, CDs, DVDs, tapes or computer games other than limited ancillary sales associated with the range of goods outlined above.
  - iv. Jewellery or silverware.
  - v. Sports goods, including sports clothing and footwear.
14. The retail units within Phase 1 shall not exceed the number of units set out in the Masterplan i.e 14 units of a maximum of 45 gross square metres each, 6 units of a maximum of 128 gross square metres each and 1 convenience food retail unit of a maximum of 370 gross square metres and the total gross retail floorspace within Phase 1 shall not exceed the sum of the aforementioned units. The number of units shall not be reduced, the floor space amalgamated within a reduced number of units or the total Phase 1 retail gross floorspace exceeded unless the full details of this change are included and approved within the terms of the development brief for Phase 1 required under condition 18. Any mezzanine levels included within the buildings shall be included in the total floor space limit. For the avoidance of doubt Class 2 office use providing a service to visiting members of the public and Class 3 restaurant uses including hot food takeaways shall be considered as appropriate uses for the specified retail units subject to residential amenity considerations.
15. Notwithstanding the terms of the Town and Country Planning (Scotland) Act 1997 (as amended) the introduction of later mezzanine levels within any retail building within the site or the amalgamation of any of the approved retail floor space into one or more larger retail unit shall require to be the subject of a further application for planning permission.
16. BEFORE ANY WORKS START on each Phase of development that part of the site shall be re-surveyed within the appropriate season prior to commencement of work for great crested newts, water voles, otters and bats. Details of the survey shall be included with the first application relevant to that part of the site and any new mitigation measures incorporated into the design of that part of the development.
17. A maximum of 900 gross square metres of comparison or convenience floor space in Phase 3 shall be built before 500 residential units have been completed and occupied in terms of the current Building Regulations within any phase of development. No further retail floor space shall be built within Phase 3 before the completion of the 500th house unless the development is supported by a Retail Impact Assessment that demonstrates that the retail floor space can be developed without affecting the viability or vitality of the town and local centres within Kirkcaldy and that the development meets the sequential test as set out within the FIFEplan (2017) and the Scottish Planning Policy 2014 or any replacement policy documents addressing these matters.
18. BEFORE THE FIRST APPLICATION IS SUBMITTED FOR THE BUILDINGS IN EACH PHASE OF DEVELOPMENT AS SET OUT IN THE MASTERPLAN a detailed Development Brief for that phase shall be submitted to and approved under the terms of condition 1 and 2 above. The detailed Development Brief shall address the following information:- public art; strategic landscape design; open space/ play area provision; recycling facilities; road and pedestrian network; public realm; location of affordable housing; density of development; storey heights and; pallets of external finishes.
19. BEFORE THE OCCUPATION OF THE 320th RESIDENTIAL UNIT on the site or any unit thereafter the modifications to the A92(T) Redhouse Roundabout shall be carried out and completed generally in accordance with Dougall Baillie Associates Drawing No 05026/SK/20. WITHIN THREE MONTHS OF THIS PLANNING PERMISSION BEING GRANTED, a programme of works, including implementation timescales, requires to be submitted for approval in writing of the Planning Authority. The final details of the works shall be submitted for the approval in writing of Fife Council as Planning Authority prior to the works being carried out.
20. BEFORE ANY WORKS START ON SITE on any phase of the development the full strategic landscape works associated with that phase required by condition 1 shall have been implemented and completed in accordance



with the requisite approval.

21. The layout of open space for any form of play or recreational use required by condition 1 above shall demonstrate a minimum of 6.6ha of open space over the whole site. Any areas of fenced off SUDS ponds, inaccessible landscape planting or road verges shall not be included in this measured area. Any playing fields to be included within this calculation must be accessible to the public eg a playing field for the sole use of the school would not be included.
22. The layout of open space, specifically equipped play areas, required by condition 1 above shall address the potential to centralise and increase play facilities in Meadow Park and Kingslaw Park and the omission of the smallest equipped play areas in the residential areas within each phase.
23. BEFORE THE OCCUPATION OF THE 320th RESIDENTIAL UNIT on the site or any unit thereafter the full signalisation of the A92(T) Redhouse Roundabout shall be carried out and completed generally in accordance with Dougall Baillie Associates Drawing No 05026/SK/07 Rev C. WITHIN THREE MONTHS OF THIS PLANNING PERMISSION BEING GRANTED, a programme of works, including implementation timescales, requires to be submitted for approval in writing of the Planning Authority. The final details of the works shall be submitted for the approval in writing of Fife Council as Planning Authority prior to the works being carried.
24. BEFORE THE OCCUPATION OF THE core road passing through the site from Randolph Road to the Mitchelston roundabout the full details of the provision of new or extended bus services within the development, including details of the operating hours, frequency of service, route and timescale for their introduction, together with evidence of an agreement with a public transport operator to provide this service shall be submitted for the approval of Fife Council as Planning Authority in conjunction with Transport Scotland.
25. BEFORE THE OCCUPATION OF THE 159th RESIDENTIAL UNIT on the site or any unit thereafter a second means of vehicular access from Randolph Road (a T-junction) to serve Phases 1 and 2, located approximately half-way between the existing Gallatown and Randolph Place roundabouts shall be completed and in operation. The detailed design of this junction shall be submitted for the written approval of Fife Council as Planning Authority prior to the works being carried out.
26. The existing private vehicular access to the site from Randolph Road on the west side of the railway crossing shall not be used as a vehicular access to the development site. A 3 metres wide footpath/cycle path link shall be provided between the development site and Randolph Road adjacent to the private vehicular access as part of the works within Phase 1 of the development. The final details of the works shall be submitted as part of the matters submitted under condition 1 above.
27. All works to or adjacent to existing public roadways, footways, and other adopted infrastructure shall be constructed in accordance with the current Fife Council Transportation Development Guidelines policy.
28. All roads and associated works serving the proposed development shall be constructed in accordance with the Scottish Government 'Designing Streets' Policy; the current Fife Council Transportation Development Guidelines and its Supplementary 'Designing Streets' Guidance and where appropriate the Design Manual for Roads and Bridges.
29. BEFORE THE OCCUPATION of the 1st residential unit or the restaurant, retail or leisure units being occupied within Phases 3, 4 or 5 the Mitchelston Signalised Roundabout, including the provision of the bus lanes on A921 Rosslyn Street, shall be completed and in operation in its final form as shown on drawing 05026/SK/18. The final details of the works shall be submitted for the approval in writing of Fife Council as Planning Authority prior to the works being carried out.
30. BEFORE THE OCCUPATION OF THE 1st RESIDENTIAL UNIT within Phase 5 or any unit thereafter the upgrading and signalisation of Gallatown Roundabout, as shown on drawing 05026/SK/07 rev C shall be completed and in operation. The final details of the works shall be submitted for the approval in writing of Fife Council as Planning Authority prior to the works being carried out.
31. The road network required under condition 1 above shall incorporate the link road to the Standing Stane Road from the Mitchelston Roundabout up to the 4 arm roundabout adjacent to the north eastern boundary of the site. The road shall have a carriageway width of 7.3 metres with a 3 metres wide shared footway/cycleway behind a 2 metres wide grass verge on both sides of the carriageway with a design speed limit of 30mph.
32. The road network required under condition 1 above shall incorporate the provision of two core roads linking the roundabout on Randolph Road via the Standing Stane Link Road with the Mitchelston Signalised Roundabout. The core roads shall have a carriageway width of 6 metres; 3 metres wide shared footway/cycleways on both sides of the carriageway and a design speed of 20 mph.
33. The road network required under condition 1 above shall incorporate bus route infrastructure including internal road layouts suitable for use by buses, bus stops, boarders, shelters, information boards, signing and lining.
34. A 3 metre wide footway/cycleway behind a 2 metre wide grass verge shall be provided on the Randolph Road

frontage of the site between the Gallatown Roundabout and the railway bridge in conjunction with the development of Phases 1 and 2 and the final details of the works shall be submitted as part of the matters submitted under condition 1 above.

35. A 3 metres wide footway/cycleway shall be provided on the A921 Rosslyn Street frontage of the site between the Redhouse Roundabout and Gallatown Roundabout in conjunction with the development of Phases 2, 3 and 4 and the final details of the works shall be submitted as part of the matters submitted under condition 1 above.
36. BEFORE THE OCCUPATION OF THE 50th house a Toucan crossing on Randolph Road on the east side of the Randolph Place Roundabout shall be provided. The controlled crossings shall be fully integrated into the urban traffic management control system (UTMC) and shall include the provision of street lighting on the existing footpath on the south side of Randolph Road linking to Rosslyn Street.
37. BEFORE THE OCCUPATION OF THE 50th house a Toucan Crossing on Rosslyn Street on the south side of the Gallatown Roundabout shall be provided. The controlled crossings shall be fully integrated into the urban traffic management control system (UTMC). On completion of the upgrading of the Gallatown Roundabout as required by condition 31 the Toucan crossing shall be removed and a relocated onto Randolph Road on the west side of the Randolph Place Roundabout.
38. All access driveways being constructed to the satisfaction of the 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.
39. Where garages are provided with any dwellinghouse these shall be located with the garage door either a maximum of 1 metre back from the rear of the road boundary or a minimum of 6 metres back from the rear of the road boundary. For avoidance of doubt no garage shall be located with the garage door between 1 and 6 metres back thus preventing a car from being parked in front of the garage door and overhanging the carriageway edge.
40. Once the Mitchelston roundabout has come into operation, all construction traffic movements shall be restricted to that roundabout during Phases 1, 2, 3, 4 and 5. For avoidance of doubt construction traffic shall not use the secondary access referred to in condition 29 above or the Randolph Road/Randolph Place roundabout once the Mitchelston roundabout is operational.
41. Notwithstanding the details contained within the Kingdom Park Masterplan no buildings shall be erected within the functional flood plain established for the Kingslaw Burn within the original or any subsequent amendment to the Flood Risk Assessment for this development. The new or revised Stage 2 flood risk assessment and SUDS details shall address the following range of issues; that a 1:200 year flow will be contained within the channel of the Kingslaw Burn; the flood risk associated with the crossings; an assessment of the capacities within all existing and proposed culverts including the one below the railway line; recommended floor levels of developments within the vicinity of the Kingslaw Burn; full details of the contribution and incoming flows for both existing and future scenarios; that surface water infrastructure is built to a 1:100 year return period storm; measures to ensure the SUDS ponds are not affected by flooding events; full calculations to support the surface water storage requirements and; the relationship of any discharged water to the mine working in the vicinity of the site including treatment.
42. Any visibility splays required as part of the road network shall be provided and maintained clear of all obstructions exceeding 600mm above the adjacent road channel levels at all junctions of roads, all in accordance with the current Fife Council Transportation Development Guidelines.
43. All roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level.
44. Off street parking, including cycle and visitor parking spaces, being provided in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines. The parking spaces shall be retained through the lifetime of the development.
45. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
46. Applications for approval of matters specified in conditions must be made before:
  - (a) the expiration of 17 years from the date of the approval of this decision; or
  - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
  - (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissedwhich ever is the latest.
47. Development shall be in accordance with the new flood study and SUDS scheme for the whole or part of the development site reserved under condition 1. Thereafter all elements of that scheme necessary to facilitate

any part of the development shall be fully completed prior to the commencement of the use of any part of the development applied for under condition 1.

48. Future applications shall be generally in accordance with the updated, approved, documentation relating to the following updated elements:- a public art strategy; the full contamination remediation strategy; a new flood study and a SUDS scheme for the whole or part of the development site; the road, cycleway & footpath network including a public realm strategy; the open space, play areas and landscaping maintenance arrangements for the development and; the strategic landscape proposals. Thereafter the further applications under conditions 1 and 2 shall reflect the above approved details where directly relevant to that further application.

### **Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
2. 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. To ensure the development progresses in accordance with the terms of the Masterplan which forms part of the application proposals.
4. To ensure the development progresses in accordance with the terms of the Environmental Statement which forms part of the application proposals.
5. To ensure the development progresses in accordance with the terms of the Transport Assessment which forms part of the application proposals.
6. To ensure the development proceeds in accordance with the masterplan and phasing plan and to put in place a mechanism for the variation of phasing and housing numbers over the development period.
7. To ensure that two key elements of development as identified by the Local Plan are provided for within the site
8. To clearly define the maximum number of residential units approved under this permission
9. To ensure the development progresses in accordance with the phasing set out in the masterplan and to tie this to the provision of transport infrastructure and affordable housing
10. To clearly set out the requirements for the phased delivery of affordable housing throughout the lifetime of the development.
11. To ensure the nature and scale of retail development does not materially change such that it would have a significantly different impact in terms of the vitality and viability of the established town and local centres in Kirkcaldy.
12. To control the range of goods sold in the interests of protecting the vitality and viability of the town and local centres within Kirkcaldy.
13. To ensure the nature and scale of retail development does not materially change such that it would have a significantly different impact in terms of the vitality and viability of the established town and local centres in Kirkcaldy.
14. To limit the nature and scale of retail development so that it would not have a significant impact in terms of the vitality and viability of the established town and local centres in Kirkcaldy.
15. To clearly define the extent and nature of the retail floorspace approved under this permission and to ensure that any material changes are subject to further planning applications that can assess the potential impacts on the vitality and viability of the town and local centres within Kirkcaldy
16. To ensure the development briefs set the design and layout standards for each phase of development and that they are approved before any further detailed developments are considered for that phase.
17. To ensure the key strategic matters reserved by condition 1 are considered and approved before any of the detailed development proposals are approved
18. To ensure that the most up to date data is known regarding any protected species on the site before any further applications are determined due to the long term nature of this development and the likelihood that the natural habitat at the site could change over time.
19. In the interests of visual amenity; to ensure that the key strategic landscape works have been implemented before the development of each phase commences.
20. To ensure all the necessary flood protection works and the SUDs facilities are provided before any buildings

are erected.

21. To ensure a minimum level of open space is maintained as the development is implemented over the lifetime of the permission.
22. To provide the developer with the opportunity to rationalise and improve the provision of equipped play areas in a format and location that best serves the residential population.
23. In the interests of pedestrian and road safety, it is necessary to ensure key improvements are made to the trunk road network in direct relationship to the number of dwellings erected at this site and implemented within the updated delivery trigger.
24. In the interests of road and pedestrian safety, it is necessary to ensure key improvements are made to the trunk road network in direct relationship to the number of dwellings erected at this site and implemented within the updated delivery trigger.
25. To clearly define the nature of the traffic signal requirements
26. To ensure that evidence is provided that bus services are being delivered through the development
27. To ensure all the new roads and footpaths within the development are built to an appropriate standard.
28. To ensure the design of the road and footpath network reflects the current advice advocated by the Scottish Government and Fife Council
29. To ensure a secondary means of access is available into the southern part of the site in advance of the new core road being provided through to the new Mitchelston junction.
30. To ensure key improvements are made to the road network in direct relationship to the number of dwellings or the commercial development erected at this site.
31. To ensure key improvements are made to the road network in direct relationship to the number of dwellings erected at this site.
32. To ensure the new road constructed within the development is capable of providing a key part of the Standing Stane Link Road.
33. To ensure the design of the road system delivers two roads between the key junctions into the site
34. To ensure the road system is designed to allow bus services to operate through the site
35. To ensure this existing substandard access does not form part of the vehicular accesses serving the development.
36. To ensure the development makes appropriate provision for pedestrian and cycle routes at the site
37. To ensure the development makes appropriate provision for pedestrian and cycle routes at the site
38. To ensure that pedestrian crossings are in place at an appropriate stage in the development.
39. To ensure that pedestrian crossings are in place at an appropriate stage in the development.
40. In the interests of road safety; to ensure adequate access arrangements adjacent to a road and to avoid the dangers associated with excessive steep accesses.
41. To ensure that cars do not park in a position where they would overhang the public road or footway
42. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
43. To ensure adequate provision of off-street car parking.
44. To ensure the separation of construction and residential traffic as soon as possible after commencement of work on site
45. To ensure the final version of the flood risk assessment has fully addressed the issues raised by SEPA and Fife Council before the final design of the SUDs and flood prevention measures is established
46. 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.
47. In order to ensure the timely delivery of the development in line with the Strategic Development Area requirements, the approved development framework, phasing plans and to align with approved infrastructure delivery requirements to mitigate impact of the development.

48. In the interests of road safety; to ensure the provision of adequate visibility at road junctions.

94 **Application No:** 23/01251/CLP

**Date Decision Issued:** 10/07/2023

**Ward:** Kirkcaldy East

**Proposal:** Certificate of lawfulness (proposed) for erection of replacement industrial unit associated with 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 Refused**

#### **Reason(s):**

1. In accordance with section 26(4) of the Town and Country Planning (Scotland) Act 1997, as amended, rebuilding is a building operation and therefore the proposal to erect a replacement industrial unit therefore requires an application for full planning permission.

95 **Application No:** 23/00732/FULL

**Date Decision Issued:** 11/07/2023

**Ward:** Kirkcaldy East

**Proposal:** Change of use from retail unit (Class 1A) to flatted dwelling (Sui Generis) and installation of replacement door and windows

**Location:** 18 Cross Street Dysart Kirkcaldy Fife KY1 2UE

**Applicant:** Mrs Jatinder Kaur 25 Rev.Shirra Street Kirkcaldy Scotland KY2 6ZH

**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 EXTERNAL DOOR HEREBY APPROVED IS INSTALLED, details of its colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details of the door shall be implemented in full and retained/ maintained for the lifetime of the development.
3. The flatted dwelling hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwelling hereby approved shall not be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing building and surrounding historic streetscape.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

**Ward:** Kirkcaldy East**Proposal:** Change of use from storage yard to compound for siting of 7 self-storage containers (Class 6), erection of fencing/ gate and associated works**Location:** Yard 87 - 89 Normand Road Dysart Fife**Applicant:** Mr Sean Matthew 12 Valley View Kirkcaldy Scotland KY2 6AY**Agent:** Katherine Crerar 37 High Street Grantown-on-Spey Scotland PH26 3EG**Application Permitted with Conditions****Approve** subject to the following 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 6 of the Schedule to The Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended, the storage containers hereby approved shall only be used in accordance with the details provided within the approved Planning Policy & Design Statement (Fife Council Reference 05). For the avoidance of doubt, the site shall not be used for any other use within Class 6 of The Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.
3. PRIOR TO THE STORAGE CONTAINER USE HEREBY APPROVED COMMENCING, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on approved Drawing No 22-034-262 Revision D (Fife Council Reference 01A). The visibility splays shall be retained for the lifetime of the development. For the avoidance of doubt, the sections of existing timber fencing on either side of the vehicular access shall be removed, prior to the business opening.
4. PRIOR TO THE STORAGE CONTAINER USE HEREBY APPROVED COMMENCING, the vehicular parking and turning areas shown on approved Drawing 22-034-262 Revision D (Fife Council Reference shall be provided and thereafter remain available for use throughout the lifetime of the development.
5. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping, and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping shall be carried out in accordance with these approved details and planted within the first planting season following the commencement of the storage container use.
6. PRIOR TO THE STORAGE CONTAINER USE HEREBY APPROVED COMMENCING, confirmation that the approved drainage/ SUDs scheme has been constructed in accordance with the approved details and in line with current best practice shall be submitted to Fife Council for approval in writing. 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.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain proper control over the use of the site.
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 and turning facilities.
5. To enable consideration of details which have yet to be submitted in the interest of visual amenity.
6. 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.



97 **Application No:** 23/01409/FULL

**Date Decision Issued:** 27/07/2023

**Ward:** Kirkcaldy East

**Proposal:** Installation of water top up tap

**Location:** St James Church Car Park Williamsons Quay Kirkcaldy Fife

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

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** Kirkcaldy North  
**Proposal:** Erection of four flatted dwellings (Sui Generis) and associated access, off-street parking and infrastructure  
**Location:** Fife Islamic Centre Cumbrae Terrace Kirkcaldy Fife KY2 6SG  
**Applicant:** Mr Mohammed Naeem Fife Islamic Centre Cumbrae Terrace Kirkcaldy United Kingdom KY2 6SG  
**Agent:** Norman Gibb 22A School Road Balmullo St Andrews United Kingdom KY16 0BD

**Application Permitted with Conditions**

**Approve** subject to the following 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 OF THE WINDOWS AND DOORS ARE APPLIED TO THE FLATTED DWELLINGS HEREBY APPROVED, detailed samples of their specification and 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. NO FLATTED DWELLING HEREBY APPROVED SHALL BE OCCUPIED UNTIL, the approved acoustic fence (Fife Council Reference 09B) has been erected. Thereafter, the acoustic fence shall be retained/ maintained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE RESPECTIVE FLATTED DWELLING; the window approved on the west elevation shall be fitted with opaque glazing. Thereafter, the opaque glazed window shall be retained/ maintained for the lifetime of the development.
5. FOR THE AVOIDANCE OF DOUBT, the development hereby approved shall be erected in accordance with the approved site plan shown on drawing number 02B (Fife Council Reference 03B).
6. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING, the existing redundant junction bellmouth on the Cumbrae Terrace frontage of the application site shall be taken out and replaced with a new 1.8 metre wide public footway that is 18 metres in length. The new footway shall be constructed in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Development Guide and as per the layout shown on Drawing No 02B (Fife Council Reference 03B).
7. BEFORE ANY WORKS COMMENCE ON SITE, details of the surfacing of the existing private vehicular access with a bound material between its junction with Hendry Road and the most northern point of the red application site boundary shall be submitted for approval by Fife Council as Planning Authority. Once approved, the full extents of the private vehicular access shall be surfaced in a bound material, as per the relevant plan, prior to the occupation of the first flatted dwelling.
8. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING, a private street lighting system including the two street lighting columns shown on Drawing No 02B (Fife Council Reference 03B) shall be installed and fully operational. Thereafter, the street lighting system shall be maintained and retained for the lifetime of the development.
9. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE FLATTED DWELLING, there shall be provided within the curtilage of the site 2 communal parking spaces per flatted dwelling, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 02B (Fife Council Reference 03B). FOR THE AVOIDANCE OF DOUBT, prior to the occupation of the 4th flatted dwelling, the approved 8 communal parking spaces shall be provided and available for the use of the occupants of the flatted dwellings and the parking spaces shall be retained for the lifetime of the development.
10. 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.

11. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING, confirmation that the approved soakaway 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.
12. The flatted dwellings 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.
13. 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 OCCUPIED. 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.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.
3. In the interests of safeguarding residential amenity.
4. In the interests of safeguarding residential amenity.
5. To ensure the development layout is in accordance with the approved site plan and not that detailed within the submitted Surface Water Drainage Report.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to ensure the provision of an adequately illuminated vehicular access and car parking areas.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. To avoid unacceptable risks to human health and the environment.
11. To avoid unacceptable risks to human health and the environment.
12. 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.
13. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

99 **Application No:** 23/01512/FULL

**Date Decision Issued:** 26/07/2023

**Ward:** Kirkcaldy North

**Proposal:** External alterations to conservatory roof

**Location:** 113 Sir Thomas Elder Way Kirkcaldy Fife KY2 6ZR

**Applicant:** Mr Ronan Burke 113 Sir Thomas Elder Way Kirkcaldy Fife KY2 6ZR

**Agent:** Stuart Lochrie 39 Seton Terrace Kennoway Fife KY8 5JD

**Application Permitted with Conditions**

**Approve** subject to the following 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.

100 **Application No:** 23/01876/ADV

**Date Decision Issued:** 28/07/2023

**Ward:** Kirkcaldy North

**Proposal:** Installation of 2 no. fascia signs, both illuminated and non illuminated

**Location:** 193 - 195 Dunearn Drive Kirkcaldy Fife KY2 6LE

**Applicant:** Cardtronics UK Ltd, Trading As CASHZONE CARDTRONICS HEAD OFFICE  
5 Cardtronics Head Office Cardtronics Head Office, 9th Floor, 5 Merchant  
Square, Paddington, London United Kingdom W2 1BQ

**Agent:** Karen Golding Cardtronics UK Ltd, trading as cahszone Hope Street South  
Yorkshire United Kingdom S60 1LH

**Application Permitted - no conditions**

101 **Application No:** 23/01263/FULL

**Date Decision Issued:** 18/07/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of solar PV panels to front and rear rooves

**Location:** Upper Flat 126 Main Street Lower Largo Leven Fife KY8 6BP

**Applicant:** Mr Angus Thomson 5 Comely Bank Edinburgh Scotland EH4 1AN

**Agent:** Angus Dodds Flat 1 16 St Johns Hill Edinburgh Scotland EH8 9UQ

**Application Permitted with Conditions**

**Approve** subject to the following 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.

102 **Application No:** 21/03912/LBC

**Date Decision Issued:** 19/07/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed building consent for internal and external works

**Location:** Former St Peters RC Church Durie Street Leven Fife KY8 4HA

**Applicant:** Mr Stuart McMartin Abbey House Abbey Road Dalkeith Scotland EH22 3AD

**Agent:** Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park  
Roslin Midlothian EH25 9RE

**Application Withdrawn**

103 **Application No:** 23/01371/FULL

**Date Decision Issued:** 28/07/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to rear of dwellinghouse.

**Location:** 14 Scoonie Crescent Leven Fife KY8 4SW

**Applicant:** Mrs M Coleman 14 Scoonie Crescent Leven Fife KY8 4SW

**Agent:** Scott Rafferty 24 Fernhill Drive Windygates Leven Fife KY8 5ED

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/02025/CLP

**Date Decision Issued:** 28/07/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** Foggieleys Montrave Kennoway Leven Fife KY8 5PA

**Applicant:** Mr & Mrs - Muir Foggieleys A916 Leven UK KY8 5PA

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

**Application Permitted - no conditions**

105 **Application No:** 23/01553/CLP

**Date Decision Issued:** 26/07/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Certificate of lawfulness (proposed) for demolition of building

**Location:** 70 Launcherhead Road Lochgelly Fife KY5 9EQ

**Applicant:** Mr David Farrell 163 South Street Lochgelly Scotland KY5 9BG

**Agent:** Kyle Schiavone 67 Bowhouse Drive Kirkcaldy United Kingdom KY1 1SB

**Application Permitted - no conditions**

106 **Application No:** 23/01714/CLP

**Date Decision Issued:** 01/08/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Certificate of lawfulness (proposed) in respect of demolition of former scout hall and wall

**Location:** T A Centre Minto Street Lochgelly Fife KY5 9DF

**Applicant:** Mr Richard Kinloch Gogarbank Iron & Steel Works Station Road Edinburgh  
Scotland EH12 9BU

**Agent:**

**Application Permitted - no conditions**

107 **Application No:** 23/01804/FULL

**Date Decision Issued:** 03/08/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Dormer extension to front and dormer extension to rear of dwellinghouse

**Location:** 105 Cardenden Road Cardenden Lochgelly Fife KY5 0PD

**Applicant:** Mr Satwant Kooner 105 Cardenden Road Cardenden KY5 0PD

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

1. In order to comply with the 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:** Change of use of industrial land (Class 4, 5 and 6) to form recycling centre (Sui Generis) including siting of a temporary site office and formation of car parking (retrospective)  
**Location:** 12 Cromarty Campus Lochinvar Road Rosyth Europarc Rosyth Dunfermline Fife KY11 2YB  
**Applicant:** Dalton Group Ltd Dalton House Youngs Road East Mains Industrial Estate Broxburn UK EH52 5LY  
**Agent:** Marc Giles Onyx 215 Bothwell Street Glasgow United Kingdom G2 7ED

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

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

### **Reason(s):**

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

109 **Application No:** 23/01708/FULL

**Date Decision Issued:** 03/08/2023

**Ward:** Rosyth

**Proposal:** Single storey/canopy extension to rear of dwellinghouse

**Location:** 21 Overhaven Limekilns Dunfermline Fife KY11 3JH

**Applicant:** Mr Robert Green 21 Overhaven Limekilns KY11 3JH

**Agent:** Gary Caudrey 2 Ferry Barns Court North Queensferry KY11 1ET

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01496/FULL

**Date Decision Issued:** 12/07/2023

**Ward:** St. Andrews

**Proposal:** Change of use from flatted dwellinghouse (Sui Generis) to short term let.

**Location:** Flat 4 24 Hepburn Gardens St Andrews Fife KY16 9DE

**Applicant:** Mr & Mrs Andrew & Sharon Galloway 22 Kosta Boda Close Grand Cayman  
Cayman Islands

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

1. In order to comply with the 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:** 23/01757/ADV

**Date Decision Issued:** 12/07/2023

**Ward:** St. Andrews

**Proposal:** 1 no. non illuminated advert panel

**Location:** St Andrews Student Union St Marys Place St Andrews Fife KY16 9UY

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

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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



**Ward:** St. Andrews  
**Proposal:** Display of externally halo-lit fascia sign and externally illuminated projecting sign  
**Location:** 133 Market Street St Andrews Fife KY16 9PF  
**Applicant:** The White Company Television Centre 101 Wood Lane London United Kingdom W12 7FR  
**Agent:** Salim Uddin 58 King Street Reading UK RG1 3AA

**Application Permitted with Conditions**

**Approve** subject to the following 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 PROJECTING SIGN HEREBY APPROVED IS INSTALLED, the existing projecting sign shall be removed and the existing fixing holes on the building façade shall be filled in using lime mortar (no cement) and shall be painted over in a white coloured microporous paint to match the existing building colour, all to the satisfaction of this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT the halo lighting shall be discrete and sub-dued, and not overly bright.

**Reason(s):**

1. In order to comply with the 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 building façade is repaired using appropriate traditional materials which do not detract from the character and appearance of the St. Andrews Conservation Area.
3. To reserve the rights of the Planning Authority with respect to this detail.

113 **Application No:** 23/01691/CLE

**Date Decision Issued:** 13/07/2023

**Ward:** St. Andrews

**Proposal:** Certificate of Lawfulness (existing) for use of dwellinghouse as HMO (3 persons)

**Location:** 18 Melbourne Place Bridge Street St Andrews Fife KY16 9EY

**Applicant:** Mr Paul McCrossan 54 Mitre Road Jordanhill Glasgow United Kingdom G14 9LE

**Agent:**

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Erection of student accommodation with associated demolitions, landscaping, cycle store and other ancillary works (Section 42 application to vary condition 9 of planning permission 20/02296/FULL including amendment to layout, design and landscaping)

**Location:** Land Between Andrew Melville Hall And Agnes Blackadder Hall North Haugh St Andrews Fife

**Applicant:** University Of St Andrews Estates Department Woodburn Place St Andrews UK KY16 8LA

**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the commencement of any works on site, details of wheel cleaning facilities shall be submitted for the written approval of this planning authority and shall thereafter be available throughout the construction period of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
3. Prior to the commencement of any works on site, a traffic management (TM) plan covering the construction of the development shall be submitted for written approval of this planning authority. The TM plan will contain details on routing and timing of deliveries to site, site operatives parking area, traffic management required to allow off site operations such as public utility installation, etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
4. Within one year of occupation of the approved accommodation the existing St. Andrews University Travel Plan shall be updated to take account of the development.
5. Prior to their addition to the building, samples of the external construction materials finishes (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the student accommodation building shall be constructed and finished in full accordance with the agreed samples prior to occupation unless otherwise agreed in writing with the planning authority.
6. Prior to the commencement of any works on site, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

It shall provide the following details:

- Site working hours;
  - Adherence to good practise in protecting the environment and ecology;
  - Dust, noise and vibration suppression; and
  - Protection of water environment.
7. The total noise from all external plant, machinery or equipment associated with the student accommodation building (hereby approved) shall be such that any associated noise complies with NR 25; in bedrooms during the night; and NR 30; during the day in all habitable rooms (which would include student bedrooms); when measured within any relevant noise sensitive property, with windows open for ventilation.

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

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. Prior to the first occupation of the building, the soft landscaping works, including planting of trees, hedgerows, wildflower seeding, shrubs and amenity grass and formation of 'landscape fingers' as specified within the approved plans listed below shall be carried out in full unless otherwise agreed in writing by the Planning Authority.
- Location Plan GS3-HLM-00-00-DR-A-00001 Rev. P02
  - Proposed Ground Floor GA GS3-HLM-01-00-DR-A-00100 Rev. P14
  - Proposed First Floor GA GS3-HLM-01-01-DR-A-00100 Rev. P11
  - Proposed Second Floor GA GS3-HLM-01-02-DR-A-00100 Rev. P10
  - Proposed Third Floor GA GS3-HLM-01-03-DR-A-00100 Rev. P10
  - Proposed Roof GA GS3-HLM-01-RF-DR-A-00100 Rev. P06
  - Proposed North and South Elevations GS3-HLM-01-ZZ-DR-A-00310 Rev. P05
  - Proposed East and West Elevations GS3-HLM-01-ZZ-DR-A-00311 Rev. P05
  - Block A Elevations GS3-HLM-01-ZZ-DR-A-00312 Rev. P06
  - Block C Elevations GS3-HLM-01-ZZ-DR-A-00313 Rev. P06
  - Block E Elevations GS3-HLM-01-ZZ-DR-A-00314 Rev. P06
  - Block B & D Elevations GS3-HLM-01-ZZ-DR-A-00315 Rev. P05
  - Landscape General Arrangement IFL 00 00 DR L 00 010 Rev. P12
  - Soft Landscape Plan IFL 00 00 DR L 00 002 Rev. P05
  - Cycle Store CS1 ILF 00 00 RD L 20 001 Rev. P01
  - Cycle Store CS2 ILF 00 00 RD L 20 002 Rev. P01
10. The submitted Air Source Heat Pump details that are to be utilised at the site shall be installed and available for use prior to the first occupation of the development. Any alterations to the proposed low carbon technology are to be submitted, agreed and operational prior to the occupation of the development.
11. Prior to the commencement of any works on site, the developer shall submit details and specifications of protective measures necessary to safeguard the trees adjacent to the site during development operations. This planning authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the planning authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the construction process and no building materials, soil or machinery shall be stored in or adjacent to the

protected area, including the operation of machinery.

12. The approved surface water drainage scheme shall be implemented in full prior to the first occupation of the student accommodation building and thereafter maintained in full working order for the lifetime of the development.
13. Prior to the commencement of any works on site, revisions of Appendices 1 and 2 of Fife Council's Design Criteria Guidance Note on Flooding and Surface Water Management Plan Requirements shall be signed by a suitably qualified engineer and submitted for the written approval of the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure minimum disruption to residents and road users in the vicinity of the site
3. In the interest of road safety; to ensure minimum disruption to residents and road users in the vicinity of the site
4. To ensure the Travel Plan remains current.
5. To define the terms of this permission and ensure that the building is in-keeping with the character of the surrounding area.
6. To ensure the environment in and around the site and residential amenity is protected during construction.
7. In the interests of residential amenity; to ensure adjacent residential dwellings and student accommodation buildings are not subjected to adverse noise from external plant, machinery or equipment.
8. To ensure all contamination within the site is dealt with.
9. In the interests of visual amenity and biodiversity enhancement.
10. In the interests of sustainability; to ensure the development meets the greenhouse gas emissions reduction targets currently in place.
11. In order to ensure that no damage is caused to neighbouring trees during development operations.
12. In the interests of ensuring appropriate handling of surface water.
13. In the interests of ensuring appropriate handling of surface water.

115 **Application No:** 23/01361/FULL

**Date Decision Issued:** 18/07/2023

**Ward:** St. Andrews

**Proposal:** Extension to existing exhaust stack to increase height

**Location:** Pumping Station The Steading St Andrews Fife

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

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

116Application No: 23/01652/FULL

Date Decision Issued: 18/07/2023

**Ward:** St. Andrews

**Proposal:** Single storey extensions and first floor side dormer window to dwellinghouse (Renewal of approved 20/00657/FULL)

**Location:** 12 Little Carron Gardens St Andrews Fife KY16 8QL

**Applicant:** Dr & Mrs P Rees 12 Little Carron St Andrews UK KY16 8QL

**Agent:** Nicola Donaldson Meadow Bank Balgarvie Road Cupar United Kingdom KY15 4AJ

### **Application Permitted with Conditions**

**Approve** subject to the following 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 additional windows shall be placed on the dormer extension hereby approved without the express consent of this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the north facing window on the dormer extension hereby approved shall be a fixed window and fitted with obscure glazing upon installation and be permanently maintained as such.

### **Reason(s):**

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

117 **Application No:** 21/00091/NMV1

**Date Decision Issued:** 19/07/2023

**Ward:** St. Andrews

**Proposal:** Application for approval of matters specified by condition 1(a), 1(e), 1(f), 1(g) and 1(h) and 2(a-ff) of 15/01823/EIA for residential development of up to 363 residential units (Non-Material Variation to 21/00091/ARC for relocation of plots to accommodate a car port)

**Location:** Land SW Of Younger Gardens Melville Road St Andrews Fife

**Applicant:** BDW Trading Ltd & Mount Melville Ltd 3 Mid New Cultins Edinburgh EH11 4DH

**Agent:** Gordon Ramsay 3 Mid New Cultins Edinburgh EH11 4DH

**Application Permitted - no conditions**



118 **Application No:** 22/04067/FULL

**Date Decision Issued:** 19/07/2023

**Ward:** St. Andrews

**Proposal:** Garage conversion to form dwellinghouse (Class 9) and formation of vehicular access

**Location:** 1 Fraser Avenue St. Andrews Fife KY16 8HX

**Applicant:** Mr Neil Todd 1 Fraser Avenue St. Andrews Fife KY16 8HX

**Agent:**

**Application Withdrawn**

119 **Application No:** 23/01147/FULL

**Date Decision Issued:** 19/07/2023

**Ward:** St. Andrews

**Proposal:** Erection of 2 no. ancillary sheds and cold storage unit (retrospective)

**Location:** The Adamson 127 South Street St Andrews Fife KY16 9UH

**Applicant:** Mr Ken Blank The Adamson 127 South Street St Andrews Fife KY16 9UH

**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.

120 **Application No:** 23/01351/FULL

**Date Decision Issued:** 20/07/2023

**Ward:** St. Andrews

**Proposal:** Alterations to hotel to form new doorway (blocking up of window) and re-rendering of wall

**Location:** The Jiggar Inn Old Station Road St Andrews Fife KY16 9SP

**Applicant:** Old Course Limited Old Course Hotel Old Station Road St Andrews United Kingdom KY16 9SP

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

121 **Application No:** 23/01369/FULL

**Date Decision Issued:** 21/07/2023

**Ward:** St. Andrews

**Proposal:** External alterations to the dwellinghouse and front boundary wall, the installation of a replacement boundary gate and the installation of paving.

**Location:** 1 John Street St Andrews Fife KY16 9DB

**Applicant:** Mr & Mrs Drysdale 17 Bootham Crescent York England YO30 7AJ

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05, the alterations to the existing boundary wall hereby approved shall include re-instating the original end wall stone and end wall cope to the wall following the enlargement of the gate opening using the salvaged stone from the wall. In addition, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) in the rebuilding of the altered stone wall, with all reinstatement works to be to the full satisfaction of this Planning Authority.

### **Reason(s):**

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

122Application No: 23/01509/FULL

Date Decision Issued: 21/07/2023

**Ward:** St. Andrews

**Proposal:** Planning permission for replacement windows

**Location:** East Castlemount North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Mr Roy MacLachlan East Castlemount North Castle Street St Andrews Fife KY16 9BG

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Erection of student accommodation buildings, conversion of dwelling to form student residence, alteration and extension of office building to form a facilities building, including seasonal cafe, erection of a boat shed, bin stores, cycle storage, electrical sub-stations, gas meter housing, formation of parking, landscaping and other ancillary works (Section 42 to vary condition 2 of planning permission 19/03013/FULL relating to parking)

**Location:** Land For Prospective Student Accommodation Albany Park St Andrews Fife

**Applicant:** University Of St Andrews & Campus Living Villages 16 Woodburn Place St Andrews Scotland KY16 8LA

**Agent:** Deirdre Thom 7 Exchange Crescent Conference Square Edinburgh Scotland EH3 8LL

### Application Permitted with Conditions

**Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT, 108 parking spaces shall be made available for use. Of these, 31 spaces shall be for the sole use of the Scottish Oceans Institute. The parking spaces shall thereafter remain for the lifetime of the development.
3. WITHIN ONE YEAR OF OCCUPATION OF THE DEVELOPMENT the existing St. Andrews University Travel Plan shall be updated to take account of the development.
4. Outwith St. Andrews University term time, no more than a maximum of 201 bedrooms shall be let out to the general public at any one time, and no more than a maximum of 100 bedrooms shall be let to St. Andrews University students at any one time. For the avoidance of doubt, the maximum number of bedrooms to be let out to the general public (201) and to students (100) apply regardless of there being less occupancy in the other letting definition.
5. PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, a minimum of 374 covered cycle storage spaces shall be provided within the development. The cycle storage shall remain for the lifetime of the development.
6. Of the 108 parking spaces to be provided a minimum of three of them shall be for disabled provision. The disabled spaces shall remain for the lifetime of the development.
7. Of the 108 parking spaces to be provided a minimum of three of them shall be for electric vehicle charging. These spaces shall remain for the lifetime of the development.
8. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at 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 work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

10. The approved Written Scheme of Investigation shall be complied with before, during and after construction, as applicable.
11. For the avoidance of doubt, activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 08:00 - 18:00 Monday to Fridays; and, the hours of 08:00 - 13:00 Saturdays, with no working on Sundays or Public Holidays, unless varied by the written agreement of the planning authority. In addition, the construction phase of development shall be undertaken in accordance with the approved CEMP, unless otherwise varied with the written agreement of the planning authority.
12. PRIOR TO THE OCCUPATION OF ANY BUILDING HEREBY APPROVED, all works relative to that building which form part of the sound attenuation scheme set out in The Noise Impact Assessment (Sandy Brown, October 2019) shall be implemented in full and retained through the lifetime of that building. Thereafter, the developer shall submit written evidence to demonstrate that the specified noise levels have been achieved for the written approval of the planning authority.
13. BEFORE ANY WORKS START ON SITE, the developer shall undertake and submit a pre-demolition bat activity study programme for the written approval of the planning authority, unless otherwise agreed in writing by this planning authority.
14. The total noise from all plant, machinery or equipment shall comply with NR 25 in bedrooms during the night, and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property with windows open for ventilation. If the planning authority consider there is a discernible tone contained within the noise source, then the NR curves shall be reduced to NR 20 and NR 25 respectively. For the avoidance of doubt, daytime shall be within the hours of 07:00 - 23:00 and night time shall be 23:00 - 07:00 hours.
15. PRIOR TO THE OCCUPATION OF THE STUDENT ACCOMMODATION BUILDING, the operator shall submit a Noise Management Plan to demonstrate the proposed measures intended to control behavioural and transient noise generated by occupants for the written approval of the planning authority. Thereafter, the operation of the student accommodation building shall accord with the agreed Noise Management Plan and any variation to it recommended by the planning authority.
16. The development shall be carried out in accordance with the approved Biodiversity Enhancement Plan.
17. The approved lighting scheme shall be complied with for the lifetime of the development, unless otherwise agreed in writing by Fife Council as Planning Authority.
18. The agreed protective measures to safeguard the trees and vegetation that are to be retained on the site during (demolition) (development) operations, including the St Nicholas Burn riparian zone. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area.
19. The agreed landscaping scheme as shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
20. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a sample of all external finishing materials for buildings shall be submitted for the written approval of this Planning Authority. Thereafter, the finishes used in all buildings shall be in accord with the approved samples.

21. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit details of the future management and aftercare of all external areas of hard and soft landscaping within the site and external lighting details, for the written approval of the planning authority. Thereafter, the external areas of the site shall be maintained in accordance with the agreed arrangements, unless otherwise agreed in writing with the planning authority.
22. All planting carried out on site shall be maintained by the developer (or a contractor of their behalf) 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.
23. Any vegetation clearance, including tree felling works, shall avoid the bird breeding season (March - September inclusive).
24. The agreed Bird Hazard Management shall be complied with before, during and after construction.
25. PRIOR TO THE OCCUPATION OF ANY BUILDING, the developer shall submit to the planning authority confirmation from Scottish Water that a connection to the public sewer for foul water drainage is agreed, all to the satisfaction of the planning authority.

**Reason(s):**

1. To ensure the provision of supporting infrastructure.
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.
3. To ensure the provision of adequate off street parking.
4. To ensure the Travel Plan remains current.
5. In the interest of adequate cycle storage.
6. To ensure the provision of adequate disabled parking
7. To ensure the provision of electric vehicle charging points.
8. To ensure the provision of adequate off street parking.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.
11. 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.
12. In the interests of amenity and environmental protection; to ensure the effective management of the construction phase of development
13. In the interests of amenity; to ensure adequate mitigation of noise.
14. In the interests of amenity; to ensure adequate mitigation of noise.
15. In the interests of amenity; to ensure adequate mitigation of behavioural and transient noise.
16. In the interests of ecological protection; to ensure the development does not result in any significant adverse impacts on the ecology of the site or its surroundings.
17. In the interests of ecological protection; to ensure the development does not result in any significant adverse impacts on the ecology of the site or its surroundings.
18. In the interests of ecological protection; to ensure the development does not result in any significant adverse impacts on the ecology of the site or its surroundings.
19. In order to ensure that no damage is caused to the existing trees during demolition and development operations.
20. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
21. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.



22. In the interest of place-making; to secure adequate provision of maintenance of external parts of the development.
23. 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.
24. In the interests of the protection of birds; to ensure de-vegetation works do not adversely impact on bird nests
25. To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of RAF Leuchars.

124Application No: 23/01007/FULL

Date Decision Issued: 20/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Planning permission for three storey extension to the side of dwellinghouse and erection of detached domestic garage for 5 vehicles to front of dwellinghouse

**Location:** 44 West Road Newport On Tay Fife DD6 8HG

**Applicant:** Mr David Jones 44 West Road Newport On Tay Fife DD6 8HG

**Agent:** Ross Manson 25 Ainslie Place Edinburgh United Kingdom EH3 6AJ

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, details of the proposed tree protection measures during construction of the extension 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 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.
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 interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
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.

125 **Application No:** 23/01032/LBC

**Date Decision Issued:** 20/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Listed Building Consent to erect three storey side extension and erect detached 5 car garage to front of dwellinghouse.

**Location:** 44 West Road Newport On Tay Fife DD6 8HG

**Applicant:** Mr David Jones 44 West Road Newport On Tay Fife DD6 8HG

**Agent:** Ross Manson 25 Ainslie Place Edinburgh United Kingdom EH3 6AJ

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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

126 **Application No:** 23/01332/FULL

**Date Decision Issued:** 20/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Installation of double dormer extensions to front of dwellinghouse and erection of domestic outhouse.

**Location:** Pitlethie Farm Pitlethie Road Leuchars St Andrews Fife KY16 0DP

**Applicant:** Mr Chris Majcher Pitlethie Farm Cottage Pitlethie Road Leuchars united kingdom ky16 0hw

**Agent:** Richard Dyer 10 Hill Crescent Wormit Scotland DD6 8PQ

**Application Permitted with Conditions**

**Approve** subject to the following 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.

127 **Application No:** 23/01704/APN

**Date Decision Issued:** 20/07/2023

**Ward:** Tay Bridgehead

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

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

**Applicant:** Mr T McKechnie Bottomcraig Steading Bottomcraig Balmerino Newport on Tay Scotland DD6 8RN

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead  
**Proposal:** Erection of dwellinghouse with detached garage and associated vehicular access, parking, landscaping and drainage infrastructure  
**Location:** New Lulgate Lucklawhill Balmullo St Andrews Fife KY16 0BQ  
**Applicant:** Mrs Esme Towse Well Springs Quarnford Buxton Derbyshire England SK17 0SJ  
**Agent:** Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

### **Application Permitted with Conditions**

#### **Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2.4m x 43m westbound and 2.4m x 43m eastbound shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
3. Prior to the occupation of the proposed dwellinghouse, the existing access to New Lulgate shall be closed off by permanent means to all vehicular traffic and the bellmouth shall be extended and modified to form a passing place which meets the standards contained in the Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all vehicular access to New Lulgate, the annex when it is converted to a dwellinghouse and the house hereby approved shall be taken by a single access point as identified on Drawing No. 02 - PROPOSED SITE PLAN.
4. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
5. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
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.
7. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -20) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
8. Compensatory tree planting as per plan 20 shall be implemented within the first growing season following completion of the dwellinghouse, unless otherwise agreed in writing with Fife Council as Planning Authority.
9. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

#### **Reason(s):**

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

2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure that only one access exists at this location onto the rural road and that a passing place is formed to allow vehicles to pass safely.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
7. In the interests of protecting and safeguarding the natural environment.
8. In the interests of protecting and safeguarding the natural environment.
9. 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.

129 **Application No:** 23/01414/FULL

**Date Decision Issued:** 25/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Alterations to rear of flat to form new openings and install external canopy, and installation of replacement windows to front

**Location:** 4 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr. & Mrs. R & L Walker 4 TAY STREET NEWPORT ON TAY SCOTLAND DD6 8AG

**Agent:** Ian MacGregor 5 Hawthorn Place Blairgowrie Scotland PH10 6UP

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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



130 **Application No:** 22/03124/NMV1

**Date Decision Issued:** 26/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Single storey side extension to dwellinghouse (Non Material Variation to reduce size of extension to 22/03124/FULL)

**Location:** Edenview Old St Andrews Road Guardbridge St Andrews Fife KY16 0UD

**Applicant:** Mrs Katy Pitman Edenview Old St Andrews Road Guardbridge St Andrews Scotland KY16 0UD

**Agent:** Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

131 **Application No:** 23/01519/FULL

**Date Decision Issued:** 28/07/2023

**Ward:** Tay Bridgehead

**Proposal:** Single storey extension to rear of dwellinghouse.

**Location:** 4 West Park Road Wormit Newport On Tay Fife DD6 8NP

**Applicant:** Ms Miriam Rennet 4 West Park Road Wormit Newport-on-Tay UK DD6 8NP

**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.

**Reason(s):**

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

132Application No: 23/00835/LBC

Date Decision Issued: 14/07/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed building consent for erection of replacement extension (demolition of existing) including the installation of rooflight to outbuilding (Retrospective)

**Location:** Torryburn Parish Church Main Street Torryburn Dunfermline Fife KY12 8LT

**Applicant:** Mrs Deborah Gracie Torryburn Parish Church Main Street Torryburn Dunfermline Fife KY12 8LT

**Agent:** Ian Dunn 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted - no conditions**

133 **Application No:** 23/01241/FULL

**Date Decision Issued:** 14/07/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of domestic garage within curtilage of dwellinghouse

**Location:** 16 Wallace Crescent Saline Dunfermline Fife KY12 9TN

**Applicant:** Mr Scott Gibson 16 Wallace Crescent Saline uk ky12 9tn

**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:** Change of use from shop (class 1) to hot food takeaway (sui generis) and installation of flue (amendment to 21/03017/FULL to allow installation of external flue)

**Location:** 5 Station Road Oakley Dunfermline Fife KY12 9QF

**Applicant:** Mr Richard Johnston 6 Cow Wynd Falkirk . FK1 1PJ

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. PRIOR TO THE APPROVED USE BECOMING OPERATIONAL, the proposed acoustic mitigation measures, outlined in Section 6 (Mitigation) of the submitted Noise Impact Assessment report (produced by Aval Consulting Group, dated 20th July 2023) (Fife Council Approved Document Reference 08) shall be carried out in full in accordance with the recommended mitigation measures and shall be complied with in full at all times unless otherwise agreed in writing with Fife Council as Planning Authority.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day-time shall be 0700-2300hrs and night-time shall be 2300-0700hrs.
3. PRIOR TO THE APPROVED USE BECOMING OPERATIONAL, the proposed odour mitigation measures, outlined in Section 4(Proposed Mitigation Measures) of the submitted Odour Assessment report (produced by Aval Consulting Group, dated 21st July 2023) (Fife Council Approved Document Reference 09) shall be carried out in full in accordance with the recommended mitigation measures and shall be complied with in full and shall be maintained as such at all times unless otherwise agreed in writing with Fife Council as Planning Authority.
4. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

### **Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity protection; to ensure the development would not significantly adversely affect nearby residents and third-party noise sensitive receptors.
3. In order to protect the amenity of nearby residents.
4. In the interests of residential amenity protection; to ensure the development would not significantly adversely affect nearby residents and third-party odour sensitive receptors.

135 **Application No:** 23/01636/FULL

**Date Decision Issued:** 03/08/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Single storey extension to rear of dwellinghouse.

**Location:** 5 Dean Park Gowkhall Dunfermline Fife KY12 9PA

**Applicant:** Mr & Mrs L Ramsay 5 Dean Park Gowkhall United Kingdom KY12 9PA

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

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