



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 10/3/2022 - 10/30/2022

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

7. Prior to the occupation of each of the proposed dwellinghouses there shall be a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house provided within the curtilage of each site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
8. Prior to the occupation of each of the proposed dwellinghouses there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure that only the new access serves the entire development in a rural.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate visibility splays at the junction of the vehicular access and the public road.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
8. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse and ancillary buildings (demolition of existing dwellinghouse and garage)

Location: Earlscroft 9 Grange Road Earlsferry Leven Fife KY9 1AL

Applicant: Mr and Ms S Kirk 3 Campden Hill Square London London UK W8 7LB

Agent: Isobel Fraser 31-35 Marchmont Road Edinburgh Scotland EH9 1HU

Application Permitted with Conditions

Approve subject to the following 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. Where a soil/mine gas risk is identified at the site, development shall not commence until a gas mitigation (membrane) specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.
3. Prior to the occupation of the dwellinghouse hereby approved; mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (including; installation of gas membrane, testing and collation of verification information) of approved pursuant to condition 2.
4. Prior to Occupation - Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.

The plot shall not be brought into use until such time as the mitigation measures for that plot have been completed in accordance with the approved gas mitigation design and a verification report in respect of those mitigation measures has been submitted and approved in writing by the local planning authority.

5. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided as shown on Drawing No.03 - Proposed Site 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the proposed gas mitigation design and verification methodology is suitable.
3. To ensure gas mitigation works are carried out to the agreed protocol.
4. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: East Neuk And Landward**Proposal:** Erection of dwellinghouse and formation of retaining wall including repair work to existing boundary wall**Location:** Site North Of 33 East Green Anstruther Fife KY10 3AA**Applicant:** Mr & Mrs Smith 95 Dundee Street Carnoustie Scotland DD7 7EW**Agent:** Jackie Stephen 95 Dundee Street Carnoustie Angus DD7 7EW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All works done on or adjacent to existing public roads, including the proposed retaining wall supporting Backdykes, shall be constructed in accordance with the current Design Manual for Roads and Bridges and Fife Council Transportation Development Guidelines. For the avoidance of doubt the submitted documents - 07 RETAINING WALL - OPTION 1 and 08 RETAINING WALL EXAMPLE PRE FILL GABION shall not be approved.
3. Prior to occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided as shown on amended Drawing No.(02A - PROPOSED FLOOR PLANS) 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 DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site

investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

Reason(s):

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

37 **Application No:** 22/02358/FULL **Date Decision Issued:** 14/10/2022

Ward: East Neuk And Landward

Proposal: Erection of meet and greet pavilion

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

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

Agent: Steven Thomson 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

38 **Application No:** 22/02816/FULL **Date Decision Issued:** 14/10/2022

Ward: East Neuk And Landward

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

Location: 3 Roome Bay Avenue Crail Anstruther Fife KY10 3TR

Applicant: MR & MRS NEIL MACGILLIVRAY 3 Roome Bay Avenue Crail Anstruther Fife KY10 3TR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

39 **Application No:** 22/02694/FULL **Date Decision Issued:** 19/10/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and installation of replacement windows.

Location: Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

Applicant: Mr & Mrs P. Gracie Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

40 **Application No:** 22/02695/LBC

Date Decision Issued: 19/10/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension to rear of dwellinghouse and installation of replacement windows.

Location: Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

Applicant: Mr & Mrs P. Gracie Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

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

Application Permitted - no conditions

41 **Application No:** 22/02572/FULL **Date Decision Issued:** 24/10/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to side of dwellinghouse

Location: 15 New Grange Crescent Pittenweem Anstruther Fife KY10 2QX

Applicant: Mr & Mrs Mark & Lindsay Smith 15 New Grange Crescent Pittenweem Anstruther Fife KY10 2QX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

42 **Application No:** 22/02644/FULL

Date Decision Issued: 24/10/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows, doors and rooftiles to dwellinghouse

Location: Lochburn Cottage North Street Elie Leven Fife KY9 1DQ

Applicant: Mr Walter Hall Lochburn Cottage 21 North Street Elie Scotland KY9 1DQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

43 **Application No:** 22/02819/LBC

Date Decision Issued: 27/10/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations to dwellinghouse

Location: 6 Kildinny Yards Kingsbarns St Andrews Fife KY16 8TD

Applicant: Mr & Mrs, Mr, Ms & Mrs Robert,Jane,Graham,Nicola&Jennifer... 6 Kildinny Yards Kingsbarns St Andrews Fife KY16 8TD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

44 **Application No:** 22/02377/FULL

Date Decision Issued: 28/10/2022

Ward: East Neuk And Landward

Proposal: Installation of new rooflights, windows and roofing to dwellinghouse

Location: 16 West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr And Mrs D Conacher 16 West Green Crail Anstruther Fife KY10 3RD

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.

45 **Application No:** 22/02603/FULL **Date Decision Issued:** 28/10/2022

Ward: East Neuk And Landward

Proposal: Installation of rooflights to rear of dwellinghouse

Location: 5 South Loan Pittenweem Anstruther Fife KY10 2QB

Applicant: Ms Hazel Mackenzie 5 South Loan Pittenweem Anstruther Fife KY10 2QB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type.

Reason(s):

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

46 **Application No:** 22/02606/LBC

Date Decision Issued: 28/10/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for the installation of rooflights to rear of dwellinghouse and internal alterations

Location: 5 South Loan Pittenweem Anstruther Fife KY10 2QB

Applicant: Ms Hazel Mackenzie 5 South Loan Pittenweem Anstruther Fife KY10 2QB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type.

Reason(s):

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

47 **Application No:** 22/02679/FULL

Date Decision Issued: 28/10/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and installation of replacement window/door and roof terrace

Location: 49 George Street Cellardyke Anstruther Fife KY10 3AS

Applicant: Mr Craig Perratt 49 George Street Cellardyke Anstruther Fife KY10 3AS

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

48 **Application No:** 22/00170/FULL

Date Decision Issued: 06/10/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use from public road (Sui Generis) to public house grounds (Sui Generis); extension to patio and balustrade; formation of public footway; and associated development

Location: The Prinlaws 25 Prinlaws Road Leslie Glenrothes Fife KY6 3BN

Applicant: Mr Ricky Briggs The Prinlaws 25 Prinlaws Road Leslie Glenrothes Fife KY6 3BN

Agent: John Thomson 34 Huntingtower Park Glenrothes Fife KY6 3QF

Application Refused

Reason(s):

1. In the interests of road and pedestrian safety; the applicant having failed to submit an engineering layout showing the proposed amended road layout with swept paths for an 11m refuse vehicle, such as would allow it to be established that the amended junction layout would operate successfully for all road users; the development therefore contrary to Policy 1: Development Principles and Policy 3: Infrastructure and Services of the adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Making Fife's Places Supplementary Guidance (2018).

49 **Application No:** 22/02861/FULL

Date Decision Issued: 06/10/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of garage with ancillary accommodation

Location: Craiglea Northall Northall Road Markinch Glenrothes Fife KY7 6JR

Applicant: Ms Nadia Crawford Craiglea Northall Northall Road Markinch Glenrothes Fife KY7 6JR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In 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. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.
3. To ensure all contamination within the site is dealt with.

50 **Application No:** 22/01006/FULL **Date Decision Issued:** 19/10/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey/domestic double garage/store extension to front of dwellinghouse

Location: 4 The Shieling West End Star Glenrothes Fife KY7 6JZ

Applicant: Mr Grant Davie 4 The Shieling West End Star KY7 6JZ

Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

51 **Application No:** 22/01188/FULL **Date Decision Issued:** 19/10/2022

Ward: Glenrothes North, Leslie And Markinch

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

Location: 2 Kirk Wynd Markinch Glenrothes Fife KY7 6DT

Applicant: Mr S Szaranek 2 Kirk Wynd Markinch KY7 6DT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

52 **Application No:** 22/03257/CLP

Date Decision Issued: 20/10/2022

Ward: Glenrothes North, Leslie And Markinch

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

Location: 4 Betson Street Markinch Glenrothes Fife KY7 6AA

Applicant: Mr And Mrs Marwick 4 Betson Street Markinch KY7 6AA

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

53 **Application No:** 22/02886/TPN

Date Decision Issued: 28/10/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Prior notification for installation of 20m telecom mast
[Site: off Markinch Road/B9130, Woodside, Markinch, Fife, KY7 5RL]

Location: Telecommunications Apparatus Markinch Fife

Applicant: EE Ltd 1 Braham Street London

Agent: Kieran Parker Rutland House 5 Allen Road Livingston

Application Permitted - no conditions

54 **Application No:** 22/02918/FULL

Date Decision Issued: 06/10/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of ancillary accommodation to rear of dwellinghouse

Location: 97 Mina Crescent Kinglassie Lochgelly Fife KY5 0XS

Applicant: Mr Kevin Mullen 97 Mina Crescent Kinglassie Scotland KY5 0XS

Agent: NEIL WISHART 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order to comply with the 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 for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

55 **Application No:** 22/03020/CLP

Date Decision Issued: 19/10/2022

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of lawfulness for proposed use of a conference room/showroom area within flooring storage and distribution centre (Class 6) as a trade counter with sale, display and service not principally to visiting members of the public

Location: Glen Bakers Ltd Southfield Industrial Estate 5 Faraday Road Glenrothes Fife KY6 2RU

Applicant: Mr Charles Lawson 5 5 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Agent:

Application Permitted - no conditions

56 **Application No:** 22/01341/FULL

Date Decision Issued: 21/10/2022

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to side and 2 dormer extensions to rear of dwellinghouse

Location: Chy-An-Kembro Craigend Farm Lochgelly Fife KY5 0UE

Applicant: Mr Mariusz Gruszka Chy-An-Kembro Craigend Farm Lochgelly KY5 0UE

Agent: Aleksandra Moroz Castle Mills 2 Gilmore Park Studio 1 Edinburgh EH3 9FP

Application Permitted with Conditions

Approve subject to the following 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.

57 **Application No:** 22/02101/FULL

Date Decision Issued: 05/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of driveway

Location: The Den Inn Denmylne Den Of Lindores Cupar Fife KY14 6HT

Applicant: Mrs Kayleigh Wallace The Den Inn Denmylne Den Of Lindores Cupar Fife KY14 6HT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The new vehicular access to the site shall be positioned at the Southernmost corner of the existing boundary wall as shown on submitted photographs entitled SITE PHOTOS.
3. Prior to the proposed vehicular access coming into use, visibility splays of 2m x 43m 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 0.6 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 any doubt, the existing boundary wall and the existing wooden fence shall require to be lowered to a height no greater than 0.6m along the entire length of the required visibility splays.
4. Prior to the proposed vehicular access coming into use, the first two metre length of the access to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure that the vehicular access is positioned at a location where the full 2m x 43m visibility splay can be provided in both directions to the North and to the South.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road or footway.

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for removal of existing mortar and repair

Location: 41 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Ms Katie Pryde 41 High Street Auchtermuchty Cupar Fife KY14 7AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Following the removal of the existing failed cement render and BEFORE ANY WORKS STARTS on the repair, repointing and/or replacement of the existing stonework, a further written statement with supporting photographs shall be submitted for the written approval of this Planning Authority. This report should clearly demonstrate that the stonework is in a suitable condition to be retained in perpetuity and detail the proposed method and materials to carry out the repair, repointing and replacement of stonework. If it is found that the stonework is not repairable, then the report should clearly demonstrate if the mortar mix chosen has been informed by the presence of any historical lime-based render found following the existing render removal. It should also indicate how the proposed render would be finished in terms of detail and colour. For the avoidance of doubt, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) and all stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework. Thereafter the works shall be carried out in accordance with the approved details.
2. No power tools shall be used to remove the existing cement render from the building, unless otherwise agreed in writing, with Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity and protecting the historic fabric of the listed building and its placement within the Auchtermuchty Conservation Area; to ensure that the mortar mix will complement the historic character of the building whilst ensuring no damage to the stonework.
2. In order to protect the historic fabric of a listed building; to ensure no damaged is caused by using power tools.

59 **Application No:** 22/02756/FULL **Date Decision Issued:** 14/10/2022

Ward: Howe Of Fife And Tay Coast
Proposal: Single storey extension to rear of dwellinghouse with associated raised platform
Location: Kentallen House Kedlock Feus Kedlock Rathillet Cupar Fife KY15 4PY
Applicant: Mr & Mrs Smith Kentallen House Kedlock Feus Kedlock Rathillet Cupar Fife KY15 4PY
Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

60 **Application No:** 22/02610/FULL **Date Decision Issued:** 18/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse and alterations to garage

Location: 16 Freuchie Mill Freuchie Cupar Fife KY15 7JL

Applicant: Mr Nigel Reynolds 16 Freuchie Mill Freuchie Scotland KY14 7JL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

61 **Application No:** 18/00425/NMV1 **Date Decision Issued:** 19/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations and extensions to dwellinghouse - non material variation for minor change to staircase layout, addition of garage door, change back door to window and external cladding on dormers

Location: Cottage No 1 Drums Farm Cupar Fife KY15 7JQ

Applicant: Mr Connor Izatt Cottage No 1 Drums Farm Cupar Fife KY15 7JQ

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of dwellinghouse and boundary treatment (remove existing former police buildings)
Location: 16 - 18 Low Road Auchtermuchty Cupar Fife KY14 7AU
Applicant: Mr Neill Fenton Islabank Islabank Auchterarder Scotland PH3 1DR
Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

Application Permitted with Conditions

Approve subject to the following 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 the first occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
5. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.
6. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
7. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

Reason(s):

1. In order to comply with the 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. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

63 **Application No:** 22/02785/FULL **Date Decision Issued:** 27/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Dormer extension to rear of dwellinghouse

Location: Mayfield Muir Road Freuchie Cupar Fife KY15 7HW

Applicant: Dr and Mrs Fawzi Mayfield Muir Road Freuchie Cupar Fife KY15 7HW

Agent: Alan Aitken 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.

64 **Application No:** 22/01651/FULL

Date Decision Issued: 28/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to dwellinghouse for the removal of existing mortar and repair

Location: 41 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Ms Katie Pryde 41 High Street Auchtermuchty Cupar Fife KY14 7AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Following the removal of the existing failed cement render and BEFORE ANY WORKS STARTS on the repair, repointing and/or replacement of the existing stonework, a further written statement with supporting photographs shall be submitted for the written approval of this Planning Authority. This report should clearly demonstrate that the stonework is in a suitable condition to be retained in perpetuity and detail the proposed method and materials to carry out the repair, repointing and replacement of stonework. If it is found that the stonework is not repairable, then the report should clearly demonstrate if the mortar mix chosen has been informed by the presence of any historical lime-based render found following the existing render removal. It should also indicate how the proposed render would be finished in terms of detail and colour. For the avoidance of doubt, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) and all stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework. Thereafter the works shall be carried out in accordance with the approved details.
3. No power tools shall be used to remove the existing cement render from the building, unless otherwise agreed in writing, with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity and protecting the historic fabric of the listed building and its placement within the Auchtermuchty Conservation Area; to ensure that the external fabric finish will complement the historic character of the building.
3. In order to protect the historic fabric of a listed building; to ensure no damaged is caused by using power tools.

65 **Application No:** 22/02621/ADV

Date Decision Issued: 06/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of non-illuminated ATM surround

Location: Woodside Garage 84 High Street Aberdour Burntisland Fife KY3 0SW

Applicant: Mr Mark Stephens 1 Angel Square Manchester United Kingdom M60 0AG

Agent: Simon McGrechan Thistle House 146 West Regent Street Glasgow United Kingdom G2 2RQ

Application Permitted - no conditions

66 **Application No:** 22/02300/LBC

Date Decision Issued: 06/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Replacement door and windows to flatted dwelling (work completed).

Location: 51 High Street Aberdour Burntisland Fife KY3 0SJ

Applicant: Ms Janice Richards 51 Main Street Aberdour United Kingdom KY3 0SJ

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

Application Permitted - no conditions

67 **Application No:** 22/00497/FULL

Date Decision Issued: 07/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to front and dormer extension to front and rear of dwellinghouse

Location: Eden Cottage 20 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mrs Alex Davidson Eden Cottage 20 Seaside Place Aberdour Burntisland Fife KY3 0TX

Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

Location: 7 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NU

Applicant: Mr D Carrick 7 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from agricultural building to advanced sheep reproduction and veterinary centre and associated development (Sui Generis) (Part retrospective)

Location: Existing Agricultural Building At Fordell Firs

Applicant: Dr H McKerrow Morris&Young 6 Atholl Crescent Perth Scotland PH1 5JN

Agent: E Henderson Hendersons Chartered Surveyors East Netherton KINROSS
United Kingdom KY13 0SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of section 26 of the Town and Country Planning (Scotland) 1997 (as amended) and the provisions of the General Permitted Development Scotland (Order) 1992 (as amended), or any statutory instrument revoking, amending or re-enacting these with or without modification; the site shall not be used other than as a mixed-use advanced sheep reproduction and veterinary centre, including not solely as a veterinary centre.
2. BEFORE THE USE HEREBY APPROVED IS FIRST BROUGHT INTO USE, OR WITHIN ONE MONTH OF THE DATE OF THIS CONSENT IN THE CASE OF THE USE HAVING ALREADY BEEN BROUGHT INTO USE, the new vehicular access between the parking areas and the vehicular access to Fordell Firs Scout Centre shall have been constructed at a gradient not exceeding 1 in 10 (10%), as shown in Drawing No 005 dated 25/07/22, and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
3. BEFORE THE USE HEREBY APPROVED IS FIRST BROUGHT INTO USE, OR WITHIN ONE MONTH OF THE DATE OF THIS CONSENT IN THE CASE OF THE USE HAVING ALREADY BEEN BROUGHT INTO USE, there shall have been provided within the curtilage of the site 15 nos. parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. To ensure proper control over the development in the interests of ensuring development is acceptable in terms of policies in relation to development in the countryside.
2. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interests of road safety; to ensure the provision of adequate on-site parking facilities.

70 **Application No:** 22/02031/FULL

Date Decision Issued: 13/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of short-term holiday accommodation

Location: Pleasants Farm Whitehill Aberdour Burntisland Fife KY3 0RR

Applicant: Miss Lisa Clegg 23 Selvage Street Kirkcaldy Fife KY11 2QB

Agent: David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE, full details of the finishes shall be submitted for approval in writing by the Planning Authority:

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

3. Prior to the occupation of the holiday let unit, there shall be 1 No. off street parking space provided for the holiday let unit, in accordance with the current Fife Council Transportation Development Guidelines. The parking space shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the surrounding countryside location.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

71 **Application No:** 22/02737/FULL **Date Decision Issued:** 14/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension and installation of 2 rooflights to side and installation of French doors to rear of dwellinghouse

Location: Bridge View Cottage 3 Ferry Lane North Queensferry Inverkeithing Fife KY11 1PD

Applicant: Mr and Mrs Alan Hughes Bridge View Cottage 3 Ferry Lane North Queensferry KY11 1PD

Agent: Ross McIlvean 62 Bennachie Way Dunfermline KY11 8JA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

72 **Application No:** 22/02787/FULL **Date Decision Issued:** 14/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: First floor extension to side of dwellinghouse

Location: 8 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

Applicant: Mr Chris Thoms 8 Pinewood Drive Dalgety Bay KY11 9SP

Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

73 **Application No:** 22/02789/FULL **Date Decision Issued:** 14/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement boundary fencing

Location: St Colme House St Colme Avenue Aberdour Fife

Applicant: Mrs Roisin Morris Shell Centre 2 York Road London SE1 7NA

Agent: Catherine Newton Durn Isla Road Perth PH2 7HF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use and external alterations of existing split-level domestic garage to form self-contained ancillary accommodation, erection of domestic garage and formation of hardstanding

Location: 7 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

Applicant: Mr Graeme Macgregor 7 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the new vehicular access coming into use or the occupation of the ancillary accommodation, the construction of any widening of the vehicular crossing of the footway on Inverkeithing Road shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the new vehicular access coming into use or the occupation of the ancillary accommodation, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.
4. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

75 **Application No:** 22/02959/LBC

Date Decision Issued: 21/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for installation of replacement boundary fencing

Location: St Colme House St Colme Avenue Aberdour Fife

Applicant: Mrs Roisin Morris Shell Centre 2 York Rd London SE1 7NA

Agent: Catherine Newton Durn Isla Road Perth PH2 7HF

Application Permitted - no conditions

76 **Application No:** 22/01219/LBC

Date Decision Issued: 24/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for single storey extension to rear of dwellinghouse, including formation of replacement staircase with roof terrace, erection of side extension and installation of air source heat pump

Location: 1 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mr Adam Tjolle Seaside House 1 Seaside Place Aberdour Scotland KY3 0TX

Agent: Neil Taylor Admiral House 29-30 29-30 Martime Street Edinburgh United Kingdom EH6 6SE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The timber exterior of the hereby approved side extension shall be painted with a dark grey finish to match the steel balustrade and aluminium windows unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

77 **Application No:** 16/03554/NMV3

Date Decision Issued: 27/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Approval required by condition 1 of Planning Permission 15/01147/PPP for erection of 295 No. residential development with associated access road, infrastructure and open space (Non-Material Variation to 16/03554/ARC for amendments to footpaths, plot positions, boundary positions and retaining walls)

Location: Land At Spencerfield The Avenue Inverkeithing Fife

Applicant: Alistair Hutton 1 Masterton Park South Castle Drive Dunfermline Scotland KY11 8NX

Agent:

Application Permitted - no conditions

78 **Application No:** 22/01220/FULL

Date Decision Issued: 28/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey extension to rear of dwellinghouse, including formation of replacement staircase with roof terrace, erection of side extension and installation of air source heat pump

Location: 1 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mr Adam Tjolle Seaside House 1 Seaside Place Aberdour Scotland KY3 0TX

Agent: Neil Taylor Admiral House 29-30 Martime Street Edinburgh EH6 6SE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The timber exterior of the hereby approved side extension shall be painted with a dark grey finish to match the steel balustrade and aluminium windows unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

79 **Application No:** 22/02645/FULL

Date Decision Issued: 28/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension and replacement porch extension to front, replacement single storey extension to rear, pitched roof extension to garage and replacement roof covering of dwellinghouse

Location: 7 St Colme Road Dalgety Bay Dunfermline Fife KY11 9LH

Applicant: Mr John Park 7 St Colme Road Dalgety Bay KY11 9LH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

80 **Application No:** 22/02763/FULL

Date Decision Issued: 28/10/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Replacement single storey extension and installation of replacement door to rear of dwellinghouse

Location: 11 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mr & Mrs Louis & Joyce Ferrie 11 Seaside Place Aberdour KY3 0TX

Agent: steve batrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross KY13 8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

81 **Application No:** 22/01579/FULL

Date Decision Issued: 04/10/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement street lighting columns

Location: Street Record Ava Street Kirkcaldy Fife

Applicant: Mr Scott Musiol Bankhead Central Bankhead park Glenrothes Fife KY7 6GH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved 'Control Pillar' cabinet shall include a non-glossy dark green external finish unless otherwise agreed in writing by Fife Council Planning Authority.

Reason(s):

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

82 **Application No:** 22/02712/FULL **Date Decision Issued:** 14/10/2022

Ward: Kirkcaldy Central

Proposal: Dormer extension to front of dwellinghouse

Location: 18 Elgin Street Kirkcaldy Fife KY2 5HR

Applicant: Mr Gavin Bethune 18 Elgin Street Kirkcaldy KY2 5HR

Agent: Peter Simpson 116 Dover Park Dunfermline KY11 8HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

83 **Application No:** 22/02846/FULL **Date Decision Issued:** 20/10/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Carlyle Road Kirkcaldy Fife KY1 1DA

Applicant: Mr Paul Leishman 2 George Street Kirkcaldy KY1 1UP

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.

84 **Application No:** 22/02999/CLP

Date Decision Issued: 20/10/2022

Ward: Kirkcaldy Central

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

Location: 1 Ferrard Road Kirkcaldy Fife KY2 5RY

Applicant: Mr & Mrs J Burn 1 Ferrard Road Kirkcaldy Fife KY2 5RY

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

Application Permitted - no conditions

85 **Application No:** 22/02871/FULL

Date Decision Issued: 21/10/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to front and side of dwellinghouse

Location: 20 Templehall Avenue Kirkcaldy Fife KY2 6BZ

Applicant: Mr Kevin Cowan 20 Templehall Avenue Kirkcaldy Fife KY2 6BZ

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:** 22/03261/CLP

Date Decision Issued: 11/10/2022

Ward: Kirkcaldy East

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

Location: 18 Rosslyn Wynd Kirkcaldy Fife KY1 2BQ

Applicant: Mr & Mrs Dick 18 Rosslyn Wynd Kirkcaldy Fife KY1 2BQ

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

Application Permitted - no conditions

87 **Application No:** 22/01522/FULL

Date Decision Issued: 11/10/2022

Ward: Kirkcaldy East

Proposal: Formation of vehicular access

Location: 64 Dunnikier Road Kirkcaldy Fife KY1 2RL

Applicant: Mr Michael Aird 64 Dunnikier Road Kirkcaldy Fife KY1 2RL

Agent: David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Application Refused

Reason(s):

1. In the interests of road safety; the proposed access by virtue of offering a substandard visibility splay would introduce a significant road, cycle and pedestrian safety issue contrary to Policies 1 and 3 of the Approved FIFEplan (2017), Scottish Planning Policy (2014) and Making Fife's Places - Transportation Development Management Guidelines (2015).

88 **Application No:** 22/02369/FULL

Date Decision Issued: 12/10/2022

Ward: Kirkcaldy East

Proposal: Change of use from gallery (Class 1) to office (Class 4)

Location: Ground Floor East 449 High Street Kirkcaldy Fife KY1 2SN

Applicant: Mrs Tara Crooke Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

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.

89 **Application No:** 22/02562/FULL

Date Decision Issued: 14/10/2022

Ward: Kirkcaldy East

Proposal: Erection of steel framed industrial building (Class 5) and associated works

Location: Street Record Barclay Court Kirkcaldy Fife KY1 3WE

Applicant: Secure Shred Scotland Unit 91 Evans Business Centre Mitchelston Drive
Kirkcaldy Scotland KY1 3NB

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

Application Permitted with Conditions

Approve subject to the following 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 HEREBY APPROVED BUILDING IS BROUGHT INTO USE; access to the site shall be constructed at a gradient not exceeding 1 in 20 (5%) in accordance with drawing no 001 (Revision B) and 003 as approved and thereafter maintained as such for the lifetime of the development.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the 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. To ensure all contamination within the site is dealt with.

90 **Application No:** 22/03049/FULL

Date Decision Issued: 14/10/2022

Ward: Kirkcaldy East

Proposal: Alterations to garage to form ancillary accommodation including front and formation of dormer extension.

Location: Blinkbonny 1 East Albert Road Kirkcaldy Fife KY1 1HJ

Applicant: Mr & Mrs Doug Cullen Blinkbonny 1 East Albert Road Kirkcaldy United Kingdom KY1 1HJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The converted garage shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Should the ancillary residential use cease it shall be fully integrated with the main dwellinghouse as additional residential accommodation.

Reason(s):

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

91 **Application No:** 22/02696/ADV

Date Decision Issued: 19/10/2022

Ward: Kirkcaldy East

Proposal: Display of 2 internally/externally illuminated fascia signs and a non-illuminated window sign to front of shop

Location: 168 - 172 St Clair Street Kirkcaldy Fife KY1 2DB

Applicant: Harris Aslam Glenshire House Unit 14 Randolph Industrial Estate Randolph Place Kirkcaldy KY1 2YX

Agent: Ian Gracie Studio 2008, Mile End 12 Seedhill Road Paisley Renfrewshire PA1 1JS

Application Permitted - no conditions

Ward: Kirkcaldy East**Proposal:** Alterations and part change of use of existing mixed-use development to form two retail units (Class 1) and two hot food takeaways (Sui Generis) with associated access and parking**Location:** 39 Rosslyn Street Kirkcaldy Fife KY1 3HS**Applicant:** Mr George John Mitchell 1 Eagle Street Glasgow Scotland G4 9XA**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

3. BEFORE THE PREMISES BECOMES OPERATIONAL, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours, control noise emissions and servicing regime shall be submitted by the operator for the prior written approval of this Planning Authority. Thereafter, the approved system must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with this Planning Authority.
4. The hours of operation of Units 1, 4 & 5 of the development hereby approved shall be restricted to between 06:00 and 22:00 Monday to Saturday and 07:00 and 22:00 on a Sunday.
5. The hours of operation of Units 2 & 3 of the development hereby approved shall be restricted to between 09:00 and 23:00.
6. Prior to the occupation of the first unit, the reconstruction of the existing vehicular crossings of the Rosslyn Street footway back to cycleway/footway with upstand kerbing shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G and shall include the provision of measures to intercept surface water run-off, prior to it reaching the public road boundary (rear of the cycleway/footway).
7. Prior to the occupation of the first unit, a new surface course shall be provided on the public footway and its ancillary vehicular crossings along the full Pottery Street frontage of the application site, in accordance with the current Fife Council Making Fifes Places Appendix G. These works shall include the delineation of the tie in between the public footway and proposed pedestrian area at the frontage of Unit 5.
8. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises, as shown on Drawing No 18. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
9. Within 6 weeks of planning consent being granted and prior to any works commencing on site, revised plans shall be submitted for approval by Fife Council as Planning Authority detailing the physical measures that will be installed (such as gates and lockable bollards) to ensure that only service vehicles can use the one-way service access onto Blyth Street. Once approved, these additional measures shall be provided prior to the occupation of the first unit and be maintained for the lifetime of the development.
10. Prior to the occupation of Unit 1, the servicing arrangement including the one-way route for servicing vehicles shown on Drawing No 07 shall be provided and fully operational and thereafter shall be retained for the lifetime of the development
11. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site 52 parking spaces for vehicles in accordance with the current Fife Council Making Fifes Places Appendix G and as per the layout

shown on Drawing No 07. The parking spaces shall be retained for the lifetime of the development. For the avoidance of doubt, the proposed layby parking space at the frontage off Unit 1 is hereby not approved and shall be deleted from the proposals.

12. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site 3 safe, covered and secure cycle parking spaces in accordance with the current Fife Council Making Fifes Places Appendix G. The cycle parking spaces shall be retained for the lifetime of the development.
13. Prior to the commencement of any construction operations on site, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
14. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

15. 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 14. 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.

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

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
3. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located adjacent the application site.
4. In order to protect the amenity of adjoining and nearby residents.
5. In order to protect the amenity of adjoining and nearby residents.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
9. In the interest of road safety; to ensure the provision of an adequate design layout and servicing arrangements.
10. In the interest of road safety; to ensure the provision of an adequate design layout.
11. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
12. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
13. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
14. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
15. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
16. To ensure all contamination within the site is dealt with.

93 **Application No:** 22/03102/FULL

Date Decision Issued: 13/10/2022

Ward: Kirkcaldy North

Proposal: Single storey extension to side of dwellinghouse

Location: 3 Kilspindie Crescent Kirkcaldy Fife KY2 6TB

Applicant: Mr Mrs McMurchie 3 Kilspindie Crescent Kirkcaldy Fife KY2 6TB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

94 **Application No:** 22/02817/FULL

Date Decision Issued: 14/10/2022

Ward: Kirkcaldy North

Proposal: Raising of roof ridge height of dwellinghouse

Location: 43 Torvean Crescent Kirkcaldy Fife KY2 6FT

Applicant: Mr Robert Hepburn 43 Torvean Crescent Kirkcaldy KY2 6FT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

95 **Application No:** 22/02963/FULL

Date Decision Issued: 20/10/2022

Ward: Kirkcaldy North

Proposal: Single storey porch extension to front of dwellinghouse

Location: 14 Duddingston Drive Kirkcaldy Fife KY2 6JP

Applicant: Mrs Irene Birkett 14 Duddingston Drive Kirkcaldy Fife KY2 6JP

Agent: David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

96 **Application No:** 22/01275/FULL

Date Decision Issued: 28/10/2022

Ward: Kirkcaldy North

Proposal: Erection of domestic outbuilding and fence (part retrospective)

Location: 34 Barnton Road Kirkcaldy Fife KY2 6XJ

Applicant: Mr Stewart Cox 34 Barnton Road Kirkcaldy Fife KY2 6XJ

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.

97 **Application No:** 22/02078/FULL

Date Decision Issued: 04/10/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of domestic outbuilding to dwellinghouse (retrospective)

Location: 29 Broom Crescent Leven Fife KY8 5AF

Applicant: Mrs Margaret Murray 29 Broom Crescent Leven Scotland KY8 5AF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order to comply with the 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 for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

98 **Application No:** 22/02665/FULL **Date Decision Issued:** 14/10/2022

Ward: Leven, Kennoway And Largo

Proposal: Porch extension to front of dwellinghouse

Location: 18 Beech Park Leven Fife KY8 5NG

Applicant: Mr Steven Glover 18 Beech Park Leven Fife KY8 5NG

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

Application Permitted with Conditions

Approve subject to the following 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.

99 **Application No:** 22/02723/ADV **Date Decision Issued:** 18/10/2022

Ward: Leven, Kennoway And Largo

Proposal: Display of three non-illuminated vinyl fascia signs

Location: Aldi Turpie Road Leven Fife KY8 4FW

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

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Display of 9 No. fascia signs (externally illuminated and non-illuminated), 1 No. externally non-illuminated canopy sign, 4 No. internally illuminated box menu sign and 2 No. totem
Location: Stephens Bakery Turpie Road Leven Fife KY8 4FW
Applicant: Wm Stephen Bakers Ltd 21 Primrose Lane Rosyth United Kingdom KY11 2RN
Agent: Linda Duff - Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first operations of the proposed development, all signs, including any Totem Signs shall be positioned as shown on Drawing No. 5992(5) SP002 Revision H.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure that required visibility splays remain unobstructed and that there is no detriment to road or pedestrian safety.

101 **Application No:** 22/01622/FULL

Date Decision Issued: 25/10/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from two flatted dwellings (sui generis) to two short-term let apartments (sui generis) (Retrospective)

Location: 126 Main Street Lower Largo Fife

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. FOR THE LIFETIME OF THE DEVELOPMENT hereby approved, there shall be 4no. off street car parking spaces provided within the curtilage of the site.

Reason(s):

1. To ensure adequate provision of off-street car parking.

102 **Application No:** 22/02739/FULL

Date Decision Issued: 05/10/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Dormer extension to rear of dwellinghouse

Location: The Pines Kirkcaldy Fife KY2 6QX

Applicant: Ms Claire Kinnaird The Pines Kirkcaldy Fife KY2 6QX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

103 **Application No:** 22/01059/FULL

Date Decision Issued: 18/10/2022

Ward: Lochgelly, Cardenden And Benarty

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

Location: 3 Knockhill Close Lochgelly Fife KY5 9NE

Applicant: Mr Ibrahim Aytimur 3 Knockhill Close Lochgelly Fife KY5 9NE

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

Refusal/Enforcement Action

Reason(s):

1. In the interests of protecting residential amenity; the applicant has failed to demonstrate that the use is not expected to give rise to significant detrimental impact on residential amenity as a consequence of noise from the extraction ventilation system, contrary to the provisions of Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017) and the Council's Policy for Development and Noise (2021).

104 **Application No:** 22/02055/ARC

Date Decision Issued: 19/10/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Approval of matters specified in conditions 1 and 6 of planning permission in principle 20/03194/PPP; for erection of one dwellinghouse (Class 9) and associated development

Location: Lochgelly Motor Co Ltd 120 Auchterderran Road Lochgelly Fife KY5 9DJ

Applicant: Mr James McPhee 1 Block 10 Glenfield Industrial Estate Cowdenbeath uk ky4 9ht

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

Application Refused

Reason(s):

1. In the interests of flood risk management; in the absence of the requested further drainage information the development proposals standing to be considered contrary to Scottish Planning Policy (2014); Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan Fife Local Development Plan (2017) in so far as they relate to flood risk management.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of 2 dwellinghouses
Location: Housing Development South Of New Flockhouse Lochore Fife
Applicant: Richard Street Affordable Housing McLean House Cartmore Industrial Estate
Lochgelly, Fife Scotland KY5 8LL
Agent: Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United
Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

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

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

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

5. Prior to the occupation of each house, the off-street parking provision as shown on approved document 02 shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.

Reason(s):

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

107 **Application No:** 22/03156/FULL

Date Decision Issued: 21/10/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension, raised platform, steps and balustrade to front of dwellinghouse

Location: 8 The Beeches Lochgelly Fife KY5 9QB

Applicant: Mr Marcel Moret 8 The Beeches Lochgelly KY5 9QB

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.

108 **Application No:** 22/02813/CLP

Date Decision Issued: 24/10/2022

Ward: Lochgelly, Cardenden And Benarty

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

Location: 52 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

Applicant: Mr & Mrs Peter Scott 52 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

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

Application Permitted - no conditions

109 **Application No:** 22/02800/FULL

Date Decision Issued: 05/10/2022

Ward: Rosyth

Proposal: Installation of replacement windows

Location: 3 North Row Charlestown Dunfermline Fife KY11 3EL

Applicant: Mr D Arnott 3 North Row Charlestown Dunfermline Fife KY11 3EL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

110 **Application No:** 22/02801/LBC

Date Decision Issued: 05/10/2022

Ward: Rosyth

Proposal: Listed Building Consent for installation of replacement windows

Location: 3 North Row Charlestown Dunfermline Fife KY11 3EL

Applicant: Mr D Arnott 3 North Row Charlestown Dunfermline Fife KY11 3EL

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

Application Permitted - no conditions

111 **Application No:** 22/01492/LBC

Date Decision Issued: 12/10/2022

Ward: Rosyth

Proposal: Listed building consent for demolition and reinstatement of boundary wall to rear of dwellinghouse

Location: 9 The Old Orchard Limekilns Dunfermline Fife KY11 3HS

Applicant: Broomhall Estate Norma Villa 26 Wilson Street Perth PH2 0EX

Agent: John Wright Norma Villa 26 Wilson Street Perth PH2 0EX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the extent of the stone boundary wall to be removed shall be removed by hand and re-used in the approved works. Any required new stone work shall match the original in terms of material, size and colour.

Reason(s):

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

Ward: Rosyth
Proposal: Installation of French doors, raised platform, privacy screen and steps to rear of dwellinghouse
Location: 5 Rocks Road Charlestown Dunfermline Fife KY11 3EN
Applicant: Mr & Mrs Hew Bishop 5 Rocks Road Charlestown KY11 3EN
Agent: Cheryl Kelly Gardeners Street Dunfermline KY12 0RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the approved 1.8m high obscure glazed privacy screen shall be installed prior to the raised platform coming into use and retained as such for the lifetime of the development, unless otherwise approved in writing by 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 residential amenity, to mitigate direct overlooking to No. 7's rear elevation patio doors and rear garden area.

113 **Application No:** 22/02716/FULL

Date Decision Issued: 25/10/2022

Ward: Rosyth

Proposal: Dormer extension to rear of dwellinghouse

Location: 26 Leslie Road Rosyth Dunfermline Fife KY11 2LB

Applicant: Mr Alek Christiansen 26 Leslie Road Rosyth Dunfermline Fife KY11 2LB

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

114 **Application No:** 22/03284/ADV

Date Decision Issued: 25/10/2022

Ward: Rosyth

Proposal: Display of one non-illuminated fascia sign.

Location: 4 - 5 Queens Buildings Queensferry Road Rosyth Dunfermline Fife KY11 2RA

Applicant: Undefined 4 Queens Building Queensferry Road Rosyth Scotland KY11 2RA

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

Application Permitted - no conditions

115Application No: 22/02713/FULL

Date Decision Issued: 28/10/2022

Ward: Rosyth

Proposal: Erection of GeoGrid (FlexMSE) retaining boundary wall

Location: 13 Charles Logan Place Rosyth Dunfermline Fife KY11 2QP

Applicant: Mr Andrew Clarke 13 Charles Logan Place Rosyth Dunfermline Scotland KY11 2QP

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.

116 **Application No:** 22/02874/FULL

Date Decision Issued: 28/10/2022

Ward: Rosyth

Proposal: Two storey extension to rear of dwellinghouse, and formation of dormers

Location: 4 Castlandhill Farm Steadings Lothian View Rosyth Dunfermline Fife KY11 2WR

Applicant: Mr Steve Bennett 4 Castlandhill Farm Steadings Lothian View Rosyth Dunfermline Fife KY11 2WR

Agent: Simon Brims 7 East Trinity Road Edinburgh UK EH5 3DZ

Application Permitted with Conditions

Approve subject to the following 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.

117 Application No: 21/02318/FULL

Date Decision Issued: 03/10/2022

Ward: St. Andrews

Proposal: Installation of air source heat pump (amendment to 19/02448/FULL)

Location: 41 Learmonth Place St Andrews Fife KY16 8XF

Applicant: Mrs Maureen Penman Lea Rig Tyrie Farm Kirkcaldy Scotland KY2 5UQ

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

Refusal/Enforcement Action

Reason(s):

1. In the interests of residential amenity and proper planning; the Applicant has failed to submit to the satisfaction of this Council as Planning Authority, a sufficiency of appropriate information to properly demonstrate and inform this Council as Planning Authority that the Air Source Heat Pump (ASHP), as adapted, has been properly and correctly installed within the application site together with the submission of on-site noise assessments all in compliance with MSC Planning Standards and in conformity with condition 2 annexed to the Decision Notice dated 19th November 2019 in relation to Planning Permission 19/02448/FULL. The application proposal is therefore considered to be contrary to Scottish Government Planning Advice Note 1/2011 - Planning and Noise; Policies 1, 10 and 11 of the Adopted FIFEplan 2017; and the Low Carbon Fife Supplementary Planning Guidance (adopted 2019) and is recommended for refusal.

And

That the appropriate enforcement action is taken to ensure that the use of the ASHP ceases on or before 3 months from the date of this decision notice until a satisfactory resolution can be reached.

118 **Application No:** 22/02631/FULL

Date Decision Issued: 04/10/2022

Ward: St. Andrews

Proposal: Subdivision of flatted dwelling (sui generis) to form 2 flatted dwellinghouses (sui generis) including external alterations

Location: North Star 38D North Street St Andrews Fife KY16 9AQ

Applicant: Mrs Shona Geddes 28 Graemeslea View Aberuthven Auchterarder Scotland PH3 1FG

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.

119 **Application No:** 22/02632/LBC

Date Decision Issued: 04/10/2022

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations

Location: North Star 38D North Street St Andrews Fife KY16 9AQ

Applicant: Mrs Shona Geddess 28 Graemeslea View Aberuthven Auchterarder Scotland PH3 1FG

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: Listed building consent for demolition of existing boundary wall and erection of replacement boundary wall (Retrospective)
Location: 1 Alexandra Place Market Street St Andrews Fife KY16 9XD
Applicant: Mr J Boyle 1 Alexandra Place Market Street St Andrews Fife KY16 9XD
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, AND NOTWITHSTANDING WHAT IS NOTED ON ANY APPROVED DRAWING, the replacement natural sandstone boundary wall hereby approved shall NOT have a split face finish but shall consist of natural sandstone with a natural finish to closely match the character and appearance of the uncoursed random rubble sandstone wall it replaces.

Reason(s):

1. In order to comply with the 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 replacement boundary wall faithfully matches the character and appearance of the former Category B Listed Wall.

121 **Application No:** 22/02615/FULL

Date Decision Issued: 05/10/2022

Ward: St. Andrews

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

Location: 11 Priestden Park St Andrews Fife KY16 8DL

Applicant: Mrs Ciara Kelly 11 Priestden Park St. Andrews Scotland KY16 8DL

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

Application Permitted with Conditions

Approve subject to the following 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.

122Application No: 22/02843/FULL

Date Decision Issued: 06/10/2022

Ward: St. Andrews

Proposal: Change of use of flatted dwelling to short-term holiday let (in retrospect)

Location: 10E Westview St Andrews Fife KY16 9ED

Applicant: Mr and Dr Macnab 22 Royal Crescent Edinburgh Scotland EH3 6QA

Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

123 **Application No:** 22/02823/FULL

Date Decision Issued: 07/10/2022

Ward: St. Andrews

Proposal: Change of use of flatted dwelling (Sui Generis) to short-term holiday accommodation (Sui Generis)

Location: 15 The Square Green 26 Kinnessburn Road St Andrews Fife KY16 8TW

Applicant: Quinta Kamado Limited Flat 15 Square Green 26 Kinnessburn Road St Andrews United Kingdom KY16 8TW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Formation of pedestrian footpath and installation of street lighting columns
Location: Scott Lang Observatory Buchanan Gardens St Andrews Fife KY16 9LZ
Applicant: Mr John Calcutt Estates Woodburn Place St Andrews Scotland KY16 8LA
Agent: Iain Lyon Codebase 8-10 Corn Exchange Road Stirling United Kingdom FK8 2HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The construction of the development shall be carried out fully in accordance with the recommendations (construction method and protection measures) contained within the submitted Tree Survey Report (Plan Reference 06). 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 development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and during the lifetime of the development.

125 **Application No:** 22/02746/FULL

Date Decision Issued: 14/10/2022

Ward: St. Andrews

Proposal: Dormer extension to rear of dwellinghouse, formation of hard surface and erection of fence.

Location: 18 Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Mrs Joan Tervit 18 Kilrymont Road St Andrews Fife KY16 8DE

Agent: Kenneth Tervit 37 37 Marchbank Drive BALERNO United Kingdom EH14 7ER

Application Permitted with Conditions

Approve subject to the following 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: Installation of dormer extension to front of dwellinghouse and installation of balcony to rear of dwellinghouse

Location: The Thistles 9 Aikman Place St Andrews Fife KY16 8XS

Applicant: Mr Jim Sinclair 9 Aikman Place St Andrews UK KY16 8XS

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

Application Refused

Reason(s):

1. In the interests of protecting visual amenity; the proposed dormer extension set back distances from ridge, eaves and gables are not acceptable resulting in the dormer being too large in scale and thus overdominating that roof slope. As a result the proposed dormer would have a significant adverse visual impact on the character of this dwellinghouse, it would detract from the visual amenity of the surrounding area and set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposal is considered contrary to the Adopted FIFEplan (2017) policies 1 and 10, Making Fife's Places - Supplementary Guidance (2018), and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

127 **Application No:** 22/02132/FULL

Date Decision Issued: 18/10/2022

Ward: St. Andrews

Proposal: Installation of replacement windows and doors

Location: 10A Alexandra Place City Road St Andrews Fife KY16 9XD

Applicant: Mr Jonathan Heald 10a Alexandra Place St Andrews Scotland KY16 9XD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Listed Building Consent for the installation of 6 replacement windows to the front elevation and the replacement of a modern roof and windows to the rear elevation.
Location: 60 - 62 Market Street St Andrews Fife KY16 9NT
Applicant: Mr Ah Sang Wong 56,58, 60,62 Market Street St Andrews Scotland KY16 9NT
Agent: Connor McGinley Royal Burgh House 380 King Street Rutherglen Scotland G73 1DQ

Application Permitted with Conditions

Approve subject to the following 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 09, the replacement windows shall be traditionally constructed single glazed timber 6 over 6 and 1 over 1 sliding sash and case windows which shall closely match the existing windows they are replacing in terms of; fenestration proportions, framing sizes, astragal design and type, opening method, glazing type, and frame colour unless otherwise agreed in writing with this Planning Authority BEFORE the replacement windows are installed. In addition any proposed trickle vents shall be hidden and the windows shall not have horn detailing.

Reason(s):

1. In order to comply with the 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 these Category C Listed Buildings.

129 **Application No:** 22/02584/FULL

Date Decision Issued: 20/10/2022

Ward: St. Andrews

Proposal: Alterations and two storey extension to rear of dwellinghouse

Location: 10 West Acres St Andrews Fife KY16 9UD

Applicant: Mr Angus Farquhar & Mrs Michelle Wilkinson 10 West Acres St Andrews
Scotland KY16 9UD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Installation of 6 replacement windows to the front elevation and the replacement of a modern roof and windows to the rear elevation.
Location: 60 - 62 Market Street St Andrews Fife KY16 9NT
Applicant: Mr Ah Sang Wong 56, 58, 60, 62 Market Street St Andrews Fife KY16 9NT
Agent: Connor McGinley Royal Burgh House 380 King Street Rutherglen Scotland G73 1DQ

Application Permitted with Conditions

Approve subject to the following 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 08, the replacement windows shall be traditionally constructed single glazed timber 6 over 6 and 1 over 1 sliding sash and case windows which shall closely match the existing windows they are replacing in terms of; fenestration proportions, framing sizes, astragal design and type, opening method, glazing type, and frame colour unless otherwise agreed in writing with this Planning Authority BEFORE the replacement windows are installed. In addition any proposed trickle vents shall be hidden and the windows shall not have horn detailing.

Reason(s):

1. In order to comply with the 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 these Category C Listed Buildings and the St. Andrews Conservation Area within which the site is located.

131 **Application No:** 22/02666/FULL

Date Decision Issued: 24/10/2022

Ward: St. Andrews

Proposal: Installation of solar panels to dwellinghouse and erection of boundary gate.

Location: 3 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Dr Andrew Popple 3 St Leonards Road St Andrews Scotland KY16 9DY

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.

132Application No: 22/02650/FULL

Date Decision Issued: 25/10/2022

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse

Location: Knockhill Of Nydie House Nydie Strathkinness St Andrews Fife KY16 9SL

Applicant: Mr Roger McStravick Knockhill Of Nydie House Knockhill Of Nydie House Strathkinness St Andrews United Kingdom ky16 9sl

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE TO DOUBT, all stone details shall be constructed in natural stone of a stone type, colour , finish and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the pitched dormer roofs shall be clad in natural slate.

Reason(s):

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

133 **Application No:** 22/02757/FULL

Date Decision Issued: 25/10/2022

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 2 Church Square St Andrews Fife KY16 9NN

Applicant: Mr S. Paterson 2 Church Square St Andrews Fife KY16 9NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

134 **Application No:** 22/02758/LBC

Date Decision Issued: 25/10/2022

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows.

Location: 2 Church Square St Andrews Fife KY16 9NN

Applicant: Mr S.Paterson blank 2 Church Square St Andrews Fife KY16 9NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

135 **Application No:** 22/02960/LBC

Date Decision Issued: 28/10/2022

Ward: St. Andrews

Proposal: Listed Building Consent for the removal of the greenhouse

Location: Craigtoun Country Park Craigtoun Fife

Applicant: Fife Council Bankhead Central Bankhead Park Glenrothes Fife

Agent: Colin Ferguson Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Listed Building Consent to remove rear chimney, and to replace roofs and watergoods

Location: 17 Inn Street Tayport Fife DD6 9AZ

Applicant: Prof Chris Gwenin 17 Inn street Tayport Fife DD6 9AZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement roof to the rear dormer shall not be higher than the existing cottage ridge line and shall not be visible from the front principle elevation.
2. FOR THE AVOIDANCE OF DOUBT, the replacement cast iron water goods shall match the existing cast iron profiles and shall be painted grey to match existing.
3. FOR THE AVOIDANCE OF DOUBT, all replacement flat roofs and trims to rear dormer shall be matt grey in colour.

Reason(s):

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

137 **Application No:** 22/02699/FULL

Date Decision Issued: 05/10/2022

Ward: Tay Bridgehead

Proposal: Erection of domestic garden room

Location: 29 Comerton Place Drumoig St Andrews Fife KY16 0NQ

Applicant: Mr Damian Kell 29 Comerton Place Drumoig St Andrews Fife KY16 0NQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Erection of 6 no dwellinghouses, upgrading of access and formation of car parking (Substitution of house type on plots 2, 3, 4 and 5)(Amendment to 20/00679/ARC)
Location: Land To South Of 6 Balgove Road Gauldry Fife
Applicant: Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Scotland KY7 6LW
Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
3. The proposed landscaping schedule and plan forming part of the approved drawing under drawing number 02A, shall be implemented within the first planting season following the completion of the first dwellinghouse, unless otherwise agreed in writing with this Planning Authority.
4. 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.
5. 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.
6. All roads and associated works serving the proposed development as shown on the approved drawing 02A, shall be designed in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018).
7. PRIOR TO THE OCCUPATION OF EACH PROPERTY, off street parking as shown on the approved drawing 02A shall be provided for that property in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018). The parking shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
8. Prior to the occupation of any property a turning area, constructed in accordance with the SCOTS National Roads Development Guide, shall be available for public use to ensure that all vehicles can enter and exit the access road in a forward gear.
9. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwellinghouse.
10. Prior to the occupation of any dwellinghouse hereby approved, the junction of Balgove Road and the access road to the development shall be constructed in accordance with the most recent approved Roads Construction Consent for the site.

Reason(s):

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

3. In the interests of visual and residential amenity and the effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. 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.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate off-street parking.
8. In the interest of road safety; to ensure the provision of adequate design.
9. In the interests of road safety.
10. In the interest of road safety; to ensure the provision of adequate design.

139 **Application No:** 22/02575/FULL

Date Decision Issued: 14/10/2022

Ward: Tay Bridgehead

Proposal: Alterations to dwellinghouses including formation of balconies, amendments to existing dormers and installation of flue

Location: 12 And 14 Flass Road Wormit Newport On Tay Fife DD6 8NL

Applicant: Mr Richard and David Hamilton 12-14 Flass Road Wormit Newport On Tay Fife DD6 8NL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Substitution of House Type on Plot 1 (20/00679/ARC)
Location: Land To South Of 6 Balgove Road Gauldry Fife
Applicant: Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Scotland KY7 6LW
Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
3. The proposed landscaping schedule and plan forming part of the approved drawing under drawing number 03, 11 and the supporting statement drawing number 15 which indicates additional proposed mature hedge infill planting to the northern edge of the site boundary, shall be implemented within the first planting season following the completion of the first dwellinghouse or completion of Plot 1 whichever comes first, unless otherwise agreed in writing with this Planning Authority.
4. 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.
5. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. All roads and associated works serving the proposed development as shown on the approved drawing 03, shall be designed in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018).
7. PRIOR TO THE OCCUPATION OF THE PROPERTY, off street parking as shown on the approved drawing 03 and 07 shall be provided for plot 1 in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018). The parking shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
8. Prior to the occupation of the property a turning area, constructed in accordance with the SCOTS National Roads Development Guide, shall be available for public use to ensure that all vehicles can enter and exit the access road in a forward gear.
9. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwellinghouse.
10. Prior to the occupation of any dwellinghouse hereby approved, the junction of Balgove Road and the access road to the development shall be constructed in accordance with the most recent approved Roads Construction Consent for the site.

Reason(s):

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

3. In the interests of visual and residential amenity and the effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. 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.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate off-street parking.
8. In the interest of road safety; to ensure the provision of adequate design.
9. In the interests of road safety.
10. In the interest of road safety; to ensure the provision of adequate design.

Ward: Tay Bridgehead

Proposal: Single storey side extension to dwellinghouse

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

Applicant: Mr and Mrs 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 with Conditions

Approve subject to the following 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 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 commence 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 any contamination found within the site is fully assessed and all remedial works carried out to the agreed protocol.

142Application No: 22/00581/NMV1

Date Decision Issued: 25/10/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to dwellinghouse and erection of garage - non material variation to alter rear extension

Location: 18 Balgove Road Gauldry Newport On Tay Fife DD6 8SH

Applicant: Mr Stewart Adams 18 Balgove Road Gauldry Newport-on-Tay Fife DD6 8SH

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

Application Permitted - no conditions

143 **Application No:** 22/00352/LBC

Date Decision Issued: 10/10/2022

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for internal and external alterations including installation of french doors to rear

Location: Balmule House Balmule Dunfermline Fife KY12 0RZ

Applicant: Mr F Jeffrey Balmule House Balmule Dunfermline Scotland KY12 0RZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be developed in compliance with the approved proposed elevations (Drawing Number 4) unless otherwise agreed in writing by the Planning Authority.

Reason(s):

1. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

144 **Application No:** 22/03027/FULL

Date Decision Issued: 11/10/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

Applicant: Mr A Traub 8 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages
Proposal: Erection of 2 flatted dwellings and associated works
Location: Land Adjacent To Torriebay Hotel Main Street Torryburn Fife
Applicant: Eastway Construction Ltd Unit 79 Ridgeway Hillend Industrial Estate Dunfermline Scotland KY11 9JH
Agent: Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline UK KY11 9JF

Application Permitted with Conditions

Approve subject to the following 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 THE OCCUPATION OF EACH FLATTED DWELLING, 2 off-street communal parking spaces per flat shall be provided in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 416 - PL 103. These parking spaces shall be retained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING; visibility splays of 2 metres by 30 metres (to a point measured 0.5 meters out from the nearside public road channel line) shall be provided and maintained clear of all obstructions exceeding 600 mm in height above the adjoining road channel level, at the junction of the vehicular access with the existing public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splay shall be retained for the lifetime of the development.
5. PRIOR TO THE DEVELOPMENT COMING INTO USE, a completed maintenance schedule for all proposed SuDS, to include a detailed list of activities and timescales, as well as details of how the occupants of the development shall be made aware of their responsibilities, shall be submitted for the written approval of Fife Council as Planning Authority. The maintenance schedule should comply with the CIRIA SuDS Manual.

Reason(s):

1. In order to comply with the 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. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interests of ensuring the provision of adequate SUDS measures.

Ward: West Fife And Coastal Villages

Proposal: Erection of ancillary accommodation to rear of dwellinghouse

Location: Grasmere Cottage 14 Main Street Carnock Dunfermline Fife KY12 9JQ

Applicant: Mrs Gillian Docherty Grasmere Cottage 14 Main Street Carnock Dunfermline Fife KY12 9JQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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 for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

147 **Application No:** 22/02895/LBC

Date Decision Issued: 21/10/2022

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for the erection of a stone boundary wall including part demolition of existing brick wall and installation of lanterns

Location: Bath Castle Bogside Blairhall Alloa Fife FK10 3QD

Applicant: Mr Jarrad Cody Bath Castle Bogside Alloa Scotland FK10 3QD

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

Application Permitted - no conditions

148 **Application No:** 22/02893/FULL

Date Decision Issued: 24/10/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of stone boundary wall

Location: Bath Castle Bogside Blairhall Alloa Fife FK10 3QD

Applicant: Mr Jarrad Cody Bath Castle Bogside Alloa Scotland FK10 3QD

Agent: Alan Aitken 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.

149 **Application No:** 21/01508/CLP

Date Decision Issued: 27/10/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for the installation of a steel shipping container for storage purposes associated with playing fields

Location: Cairneyhill Primary Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

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

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

Application Permitted - no conditions

150 **Application No:** 22/02701/FULL

Date Decision Issued: 28/10/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows of dwellinghouse.

Location: Tron House West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr & Mrs Sandy Harris The Tron House (East) Sandhaven Culross Scotland
KY12 8JG

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

Application Permitted with Conditions

Approve subject to the following 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.