



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 12/07/2021 - 08/08/2021

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

1 **Application No:** 21/01623/FULL **Date Decision Issued:** 15/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of Use from Bakery (Class 1) to dwellinghouse (Class 9)

Location: Former Bakery Building Church Street Buckhaven Fife

Applicant: Mr R Summers Kingsmill House Kennoway Burns Windygates Fife KY8 5SB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the North West and the South East 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 Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

2 **Application No:** 20/02472/FULL **Date Decision Issued:** 20/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: External alterations to existing industrial unit including erection of fence and security gate and formation of vehicular access

Location: 222 High Street Methil Leven Fife KY8 3EF

Applicant: Ms Anne Roberts 222 High Street Methil Fife KY8 2EB

Agent: Richard Teevan 3 Swallow Crescent Buckhaven Leven Scotland KY8 1HH

Application Permitted - no conditions

3 **Application No:** 21/02133/CLP **Date Decision Issued:** 27/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

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

Location: 30 Burns Avenue Buckhaven Leven Fife KY8 1DT

Applicant: Mr Mark Logie 30 Burns Avenue Buckhaven Leven Fife KY8 1DT

Agent: Stuart McBay 51 Factory Road Buckhaven Leven Fife KY8 1BB

Application Permitted - no conditions

4 **Application No:** 21/01311/FULL **Date Decision Issued:** 29/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Aitken Place Coaltown Of Wemyss Kirkcaldy Fife KY1 4PA

Applicant: Mrs M Sneddon 4 Aitken Place Coaltown Of Wemyss Kirkcaldy Fife KY1 4PA

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

Application Permitted - no conditions

5 **Application No:** 21/01913/FULL **Date Decision Issued:** 05/08/2021

Ward: Buckhaven, Methil And Wemyss Villages

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

Location: 21 Laburnum Road Methil Leven Fife KY8 2HA

Applicant: Mr James Stenhouse 21 Laburnum Road Methil Leven Fife KY8 2HA

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

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation and operation of an Enclosed Ground Flare (EGF)

Location: Exxon Mobil Beverkae House Mossmorran Cowdenbeath Fife KY4 8EP

Applicant: Mr John Fulke Beverkae House Fife Ethylene Plant Mossmorran Cowdenbeath Scotland KY48EP

Agent: Laura Baird 5 Seaward Place Glasgow UK G41 1HH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY DEVELOPMENT ON SITE, detailed maintenance schedules for all SuDS, to include a detailed list of activities and timescales, and completed SuDS design and check certification Appendix 1 and 2, shall be submitted for the prior written approval of Fife Council as Planning Authority.
2. Should the specification/dimensions, emission abatement (where applicable), or operational outputs of the ground flare differ from that proposed in the supporting information supplied with the planning application hereby approved; the Air Quality Impact Assessment should be suitably revised and submitted for the prior written approval of Fife Council as Planning Authority BEFORE ANY WORK STARTS ON SITE.
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 local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
4. All mitigation measures identified within the detailed Ecological Impact Assessment report submitted as part of the planning application hereby approved shall be implemented and adhered to in carrying out the development.

Reason(s):

1. To guard against flooding.
2. To protect air quality.
3. To ensure all contamination within the site is dealt with.
4. To mitigate disturbance to wildlife and the environment.

7 **Application No:** 21/01831/CLP **Date Decision Issued:** 30/07/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of lawfulness (proposed) for single storey extensions to side and rear of dwellinghouse

Location: 56 Pettycur Road Kinghorn Burntisland Fife KY3 9RL

Applicant: Mr Diarmid Hearn 56 Pettycur Road Kinghorn Burntisland Fife KY3 9RL

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn Burntisland Fife KY3 9TZ

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of dwellinghouse with associated garage and parking (demolition of existing dwellinghouse)
Location: 14 Abbots Walk Kirkcaldy Fife KY2 5NL
Applicant: Mr Peter Murray 14 Abbots Walk Kirkcaldy Fife KY2 5NL
Agent: Gordon Aitken 108 St Clair Street Kirkcaldy Scotland KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, all mitigation and compensation recommendations detailed in the Bat Species Protection Plan (Fife Council Reference 22), including the European Protected Species license from NatureScot, shall be implemented in full and submitted to and approved in writing by Fife Council as Planning Authority.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. 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) and adequate measures shall be installed to intercept surface water run-off from the driveway, prior to it reaching the public road boundary. The driveway shall thereafter be retained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on approved Drawing No 008 Rev H (Fife Council Reference 05). The parking spaces shall thereafter be retained for the lifetime of the development.
4. The approved dwellinghouse shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouse shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of protecting any potential natural species within the site.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

9 **Application No:** 20/03086/FULL **Date Decision Issued:** 23/07/2021

Ward: Cowdenbeath

Proposal: Change of use from betting office (Class 2) to restaurant (Class 3) and installation of flue to rear

Location: 241 - 243 High Street Cowdenbeath Fife KY4 9QF

Applicant: Rhiannon Properties 241 High Street Cowdenbeath Scotland KY4 9QF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the commencement of works, 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 and control noise emissions should be submitted and approved in writing by the Local Planning Authority. Proposed mitigations measures are then to be implemented prior to take up of the use.
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 35 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In order to protect the amenity of adjoining and nearby residents.
2. In order to protect the amenity of adjoining and nearby residents.

10 **Application No:** 21/01619/FULL

Date Decision Issued: 26/07/2021

Ward: Cowdenbeath

Proposal: Erection of replacement detached domestic garage/outbuilding to side/rear of flat

Location: 7 Marshall Street Cowdenbeath Fife KY4 8NS

Applicant: Miss C Duncan 7 Marshall Street Cowdenbeath KY4 8NS

Agent: Derek Ross 6 Hill Place Markinch KY7 6EW

Application Permitted - no conditions

11 **Application No:** 21/01771/CLP

Date Decision Issued: 27/07/2021

Ward: Cowdenbeath

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

Location: Rosebank Cottage Factory Road Cowdenbeath Fife KY4 9SQ

Applicant: Mr Raymond Blackwood Rosebank Cottage Factory Road Cowdenbeath Fife KY4 9SQ

Agent: Robert Bloor 1/6 Dun-Ard Garden Edinburgh Scotland EH9 2HZ

Application Permitted - no conditions

12 **Application No:** 21/00393/FULL

Date Decision Issued: 28/07/2021

Ward: Cowdenbeath

Proposal: Erection of 1no. acoustic attenuation screen associated with industrial building at East Building (Block 2) (in retrospect)

Location: Grahams The Family Dairy. Milk Products. Ltd Block 1 2 And 3 Glenfield Industrial Estate Cowdenbeath Fife KY4 9HT

Applicant: Graham's, The Family Dairy (Milk Products) Ltd Airthrey Kerse Farm Henderson Street Bridge Of Allan Stirling FK9 4RW

Agent: Ann Richardson 2 Kirk Street Dunblane Stirlingshire FK15 0AN

Application Permitted - no conditions

13 **Application No:** 21/01305/FULL **Date Decision Issued:** 29/07/2021

Ward: Cowdenbeath

Proposal: One and a half storey extension, platform and steps to rear of dwellinghouse

Location: 3 South Street Cowdenbeath Fife KY4 8JT

Applicant: Mr Mark Edwards 3 South Street Cowdenbeath KY4 8JT

Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted - no conditions

Ward: Cowdenbeath

Proposal: Single storey extension to side of dwellinghouse

Location: 64 Blairadam Crescent Kelty Fife KY4 0LX

Applicant: Mr Euan McKenna 64 Blairadam Crescent Kelty KY4 0LX

Agent: SarahJane Kelso Tearloch House Blairadam Kinross KY4 0HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

15 **Application No:** 21/01872/CLP

Date Decision Issued: 02/08/2021

Ward: Cowdenbeath

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

Location: 2 Alice Grove Crossgates Cowdenbeath Fife KY4 8BZ

Applicant: Miss D Pettigrew 2 Alice Grove Dunfermline United Kingdom KY4 8BZ

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

Application Permitted - no conditions

16 **Application No:** 20/02408/FULL

Date Decision Issued: 22/07/2021

Ward: Cupar

Proposal: Temporary siting (2 years) of catering unit within community garden area

Location: Site Opposite County Buildings St Catherine Street Cupar Fife

Applicant: Miss Mary Doherty 25a Windosr Street Dundee Scotland DD21BN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Planning permission is limited to a period of no later than the 31st July 2023, unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. To allow Fife Council as Planning Authority to retain control over the site.

Ward: Cupar

Proposal: Installation of rooflights, the replacement of roof tiles, two windows and one door and the installation of external wall insulation (partially retrospective)

Location: 7 Wide Pend Cupar Fife KY15 5AT

Applicant: Mr M Carroll 7 Wyde Pend Cupar Fife KY15 5AT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the existing roof tiles on the building shall be replaced with the red pantiles as detailed on approved drawing 03A BEFORE the existing rooflights are replaced with the new rooflights.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05A, the replacement roof windows shall be black coloured Conservation roof windows as detailed on approved drawing 03 A unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS START ON SITE.

Reason(s):

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

18 **Application No:** 21/01252/FULL

Date Decision Issued: 29/07/2021

Ward: Cupar

Proposal: Erection of detached triple domestic garage with storage space

Location: Clatto Lodge Blebocraigs Cupar Fife KY15 5UF

Applicant: Mr Richard Hunter Clatto Lodge Blebocraigs Blebocraigs Scotland KY15 5UF

Agent: Sander Kalmijn 26 Muirpark Way Drymen Scotland G63 0DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the first floor accommodation of the garage hereby approved shall only be used for storage and domestic purposes which are incidental to the enjoyment of the dwellinghouse. Furthermore, the garage and storage area shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

19 **Application No:** 21/01276/FULL

Date Decision Issued: 30/07/2021

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse

Location: 15 Crichton Way Cupar Fife KY15 5YJ

Applicant: Mr Brian Fulton 15 Crichton Way Cupar United Kingdom KY15 5YJ

Agent: Russell Scobie 109 Dysart Road Kirkcaldy Scotland KY1 2BB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The roof to the extension hereby approved shall be clad in concrete tiles taken from the existing garage roof unless otherwise agreed in writing by this Planning Authority prior to works commencing on site.

Reason(s):

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

Ward: Cupar

Proposal: Formation of rooftop balcony and ancillary residential annex.

Location: Tar-Cot-Sira Old Mill Road Craigrothie Cupar Fife KY15 5PZ

Applicant: Mr & Mrs Fiona & Richard Gough Tar-Cot-Sira Old Mill Road Craigrothie Fife KY15 5PZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. BEFORE ANY WORKS COMMENCE ON SITE, full material specifications and details of the rooftop terrace timber uprights and glass balustrading shall be submitted for PRIOR approval in writing by the Planning Authority.

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

3. FOR THE AVOIDANCE OF DOUBT, the timber uprights located on the east and north sides of the rooftop terrace shall be angled to ensure effective screening to the adjacent property located east of the site unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to define the terms of this consent and to avoid the creation of an additional permanent dwellinghouse.
2. In the interests of visual amenity; to ensure that the external finishing materials and details are appropriate to the character of the area.
3. In the interests of protecting the residential amenity of neighbouring property.

21 **Application No:** 21/01419/FULL

Date Decision Issued: 02/08/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: Sefton Cottage Carslogie Road Cupar Fife KY15 4HY

Applicant: Mr and Mrs R MacKenzie Sefton Cottage Carslogie Road Cupar Fife KY15 4HY

Agent: Ross Jeffrey CR Smith Glaziers (Dunfermline) Ltd. Gardeners Street
Dunfermline Scotland KY12 0RN

Application Permitted - no conditions

22 **Application No:** 21/02241/CLP

Date Decision Issued: 04/08/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for a single storey extension to rear and formation of raised platform

Location: Ardtornish 8 West Park Road Cupar Fife KY15 5DL

Applicant: Mrs Pauline Barron Ardtornish 8 West Park Road Cupar United Kingdom KY15 5DL

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

Application Permitted - no conditions

23 **Application No:** 21/00183/FULL

Date Decision Issued: 13/07/2021

Ward: Dunfermline Central

Proposal: Change of use of church (Class 10) to holistic treatment centre (Class 2) and yoga studio (Class 11)

Location: Church Of Christ 61 Pittencrieff Street Dunfermline Fife KY12 8AJ

Applicant: Mr John Tulloch 61 Pittencrieff street Dunfermline Scotland KY12 8AJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The use of the site for any other purpose to that approved (holistic treatment centre (Class 2) and Yoga Studio (Class 11) including any another purpose in Class 11 of the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require the express prior permission of Fife Council as Planning Authority.
2. The approved holistic treatment centre and yoga studio shall only be used between 10 am and 8 pm, Monday to Friday and between 10 am and 3 pm, Saturday and 10 am and 12 noon, Sunday unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of safeguarding the amenity of the surrounding area.
2. In order to retain proper control over the approved use and to ensure that any proposed change of use can be fully assessed in the interests of safeguarding the amenity of the surrounding area.

Ward: Dunfermline Central

Proposal: Erection of car wash/valet facility and installation of associated drainage system

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Gary Sample Vertu House Fifth Avenue Business Park Team Valley Gateshead England NE11 0XA

Agent: Calum Bruce 2 Dundee Road Perth Scotland PH2 7DW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

25 **Application No:** 21/00225/FULL

Date Decision Issued: 15/07/2021

Ward: Dunfermline Central

Proposal: Formation of raised platform and erection of fencing to the rear of the dwellinghouse (retrospective)

Location: 42 Serf Avenue Dunfermline Fife KY11 8YZ

Applicant: Mr Euan McLaughlin Broxden house Broxden Business Park Lamberkin Drive
Perth Scotland PH1 1RA

Agent: Euan McLaughlin Broxden house Broxden Business Park Lamberkin Drive
Perth Scotland PH1 1RA

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Alterations to front of dwellinghouse including single storey extension, formation of raised platform and first floor balcony

Location: Langlees Backmuir Of Pitfirrane Lundin Road Crossford Dunfermline Fife KY12 8QR

Applicant: Mr Gregor Wylie Langlees Backmuir of Pitfirrane Lundin Road Crossford United Kingdom KY12 8QR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

27 **Application No:** 21/01691/FULL **Date Decision Issued:** 16/07/2021

Ward: Dunfermline Central

Proposal: Two storey and single storey extensions to dwellinghouse

Location: 4 The Orchard Crossford Dunfermline Fife KY12 8NW

Applicant: Mr Jeff Bernstein 4 The Orchard Crossford Dunfermline Fife KY12 8NW

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

Application Permitted - no conditions

28 **Application No:** 20/02533/FULL

Date Decision Issued: 22/07/2021

Ward: Dunfermline Central

Proposal: Installation of jet wash machines, postal lockers, air pump, water pump and associated infrastructure

Location: Bothwell Service Station Bothwell Street Dunfermline Fife KY11 3AF

Applicant: Motor Fuel Group LTD Gladstone Place 36-38 Upper Marlborough Road Hertfordshire United Kingdom AL1 3UU

Agent: MBH Design Studio Ltd Rosemount House Rosemount Avenue West Byfleet England KT14 6LB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from the jet wash facilities, hereby approved, shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In the interests of safeguarding residential amenity.

29 **Application No:** 21/00315/FULL

Date Decision Issued: 23/07/2021

Ward: Dunfermline Central

Proposal: Single storey extension with balcony to rear of dwellinghouse

Location: 11 Foresters Lea Crescent Dunfermline Fife KY12 7TE

Applicant: Ms & Mr Almond (Ms) Peck (Mr) 11 Foresters Lea Crescent Dunfermline Fife KY12 7TE

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

Application Refused

Reason(s):

1. In the interest of protecting residential amenity; the proposed roof terrace by virtue of its location, size and orientation, would result in a significant increase in vantage points for which to overlook neighbouring garden areas to the detriment of the amenity and privacy of the neighbouring residents. As such it is considered that the proposal does not comply with Policies 1 and 10 of the Adopted FIFEplan (2017).

30 **Application No:** 21/00839/FULL **Date Decision Issued:** 28/07/2021

Ward: Dunfermline Central

Proposal: Alterations and extensions to dwellinghouse including single storey extension to rear, formation of raised platform and installation of dormers

Location: 40 Garvock Terrace Dunfermline Fife KY12 7UA

Applicant: Mr Marc Blake 40 Garvock Terrace Dunfermline United Kingdom KY12 7UA

Agent: Ronan McGirr 13 Park Avenue Dunfermline United Kingdom KY12 7HX

Application Permitted - no conditions

31 **Application No:** 21/02170/CLP **Date Decision Issued:** 28/07/2021

Ward: Dunfermline Central

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

Location: 52 Fieldfare View Dunfermline Fife KY11 8FY

Applicant: Mr K Milligan 52 Fieldfare View Dunfermline United Kingdom KY11 8FY

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

Application Permitted - no conditions

32 **Application No:** 21/00865/FULL

Date Decision Issued: 29/07/2021

Ward: Dunfermline Central

Proposal: Change of use from office (Class 4) to shop (Class 1) and financial, professional and other services (Class 2)

Location: The Office 15 East Port Dunfermline Fife KY12 7JG

Applicant: Mrs Anne Houlton 69A Hardybarn Heanor Derbyshire England DE75 7LY

Agent: Paul Hope 27 Canmore Street Dunfermline Scotland KY12 7NU

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Erection of dwellinghouse with associated access and parking

Location: Land To North Of 117 And 119 New Row Dunfermline Fife

Applicant: Mr Anthony Mitchell 11 Morar Road Crossford United Kingdom ky12 8xx

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A Scheme of Works should be submitted to and approved in writing by this planning authority prior to the commencement of works, which should be designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be referred to.
2. Prior to the occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines
3. Prior to the occupation of the dwelling, the pend vehicular access shall have a minimum width of 3.8 metres at its junction with the rear of the public footway and any gates shall open inwards away from the public footway.
4. Details of traditionally styled gates to be installed along New Row are to be submitted to and approved by the planning authority, unless otherwise agreed in writing. The approved gates shall be installed and operational prior to the occupation of the house.

Reason(s):

1. To limit the impact on local amenity.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate visibility.
4. In the interests of visual amenity.

34 **Application No:** 21/00715/FULL **Date Decision Issued:** 30/07/2021

Ward: Dunfermline Central

Proposal: Installation of replacement roof to rear of property

Location: 55 High Street Dunfermline Fife KY12 7DL

Applicant: Mrs Aileen 55 High Street Dunfermline Fife KY12 7DL

Agent: Neil Greenshields 5 Clerwood Place Edinburgh Scotland EH12 8PJ

Application Permitted - no conditions

35 **Application No:** 21/00716/LBC

Date Decision Issued: 30/07/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for external alterations including installation of replacement roof to rear of property

Location: 55 High Street Dunfermline Fife KY12 7DL

Applicant: Mrs Aileen 55 High Street Dunfermline Fife KY12 7DL

Agent: Neil Greenshields 5 Clerwood Place Edinburgh Scotland EH12 8PJ

Application Permitted - no conditions

36 **Application No:** 21/01871/CLP

Date Decision Issued: 02/08/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for installation of window and French doors and removal of external porch and steps

Location: 4 Lambert Drive Dunfermline Fife KY12 7UB

Applicant: Mr C Carracher 4 Lambert Drive Dunfermline United Kingdom KY12 7UB

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

Application Permitted - no conditions

37 **Application No:** 21/01823/FULL **Date Decision Issued:** 03/08/2021

Ward: Dunfermline Central

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 15 Main Street Crossford Dunfermline Fife KY12 8NJ

Applicant: Ms Diane Garriock 15 Main Street Crossford Dunfermline United Kingdom
KY12 8NJ

Agent: Dr Hatice Ozhisar 34 Abercorn Crescent Edinburgh United Kingdom EH8 7HT

Application Permitted - no conditions

38 **Application No:** 20/01338/FULL **Date Decision Issued:** 04/08/2021

Ward: Dunfermline Central

Proposal: Single storey extension to dwellinghouse

Location: 36 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr and Mrs R Graham 36 Garvock Hill Dunfermline Fife KY12 7UU

Agent: Charina Beswick 91 Townhill Road Dunfermline UK KY12 0BW

Application Permitted - no conditions

39 **Application No:** 20/01357/LBC **Date Decision Issued:** 04/08/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for internal alterations and single storey rear extension

Location: 36 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr and Mrs Roddy and Paula Graham 36 Garvock Hill Garvock Hill
Dunfermline United Kingdom ky12 7uu

Agent: Charina Beswick 91 Townhill Road Dunfermline UK KY12 0BW

Application Permitted - no conditions

40 **Application No:** 21/01776/FULL

Date Decision Issued: 05/08/2021

Ward: Dunfermline Central

Proposal: First floor extension to domestic garage to form ancillary accommodation

Location: 10 Buchanan Street Dunfermline Fife KY12 7PG

Applicant: Mr Graham McIvor 10 Buchanan Street Dunfermline Scotland KY12 7PG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

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

41 **Application No:** 21/01102/FULL **Date Decision Issued:** 06/08/2021

Ward: Dunfermline Central

Proposal: Erection of boundary fence (retrospective)

Location: 61 Braemar Drive Dunfermline Fife KY11 8ES

Applicant: Mrs Nicola Smart 61 Braemar Drive Dunfermline Fife KY11 8ES

Agent:

Application Permitted - no conditions

42 **Application No:** 21/00621/OBL

Date Decision Issued: 16/07/2021

Ward: Dunfermline North

Proposal: Discharge of Planning Obligation (19/01989/FULL) relating to education and affordable housing contributions

Location: Carnegie Apartments Carnegie Drive Dunfermline Fife

Applicant: Hunter And Turnbull Ltd Carnegie Clinic 65 Inglis Street Dunfermline Fife KY12 7AX

Agent: TMS Planning Services Ltd Malcolm Smith Balclune 32 Clune Road Gowkhall KY12 9NZ

Application Refused

Reason(s):

1. The justification submitted by the applicant has failed to provide sufficient evidence to set aside the requirement to provide contributions towards education and affordable housing. As such, the Planning Obligation towards affordable housing is required for the development to be in compliance with Scottish Planning Policy (2014), Adopted FIFEplan (2017) and Fife Council's Affordable Housing Supplementary Guidance (2018). The Planning Obligation towards education is required for the development to be in compliance with Adopted FIFEplan (2017) and Planning Obligations Draft Framework Supplementary Guidance (2017).

43 **Application No:** 21/01747/FULL **Date Decision Issued:** 16/07/2021

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Queen Margaret Gardens Dunfermline Fife KY12 0RD

Applicant: Ms Lynn Ambrose 6 Queen Margaret Gardens Dunfermline UK KY12 0RD

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

Application Permitted - no conditions

44 **Application No:** 20/01781/FULL

Date Decision Issued: 30/07/2021

Ward: Dunfermline North

Proposal: Change of use from public space to private garden ground including formation of access and parking and installation of gate

Location: 63 Inglis Street Dunfermline Fife KY12 7AX

Applicant: Mr Stephen Morton 63 Inglis Street Dunfermline United Kingdom KY12 7AX

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

Application Permitted - no conditions

Ward: Dunfermline South

Proposal: Erection of boundary fence

Location: 29 Bennachie Way Dunfermline Fife KY11 8JA

Applicant: Mr Paul Anderson 29 Bennachie Way Dunfermline Fife KY11 8JA

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A 2m x 25m visibility splay in the northwest direction shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the driveway (29 Bennachie Way) and the public road, in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No (IDOX 02A dated 28/06/21). The visibility splay shall be retained for the lifetime of the development.
2. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed fencing shall be submitted for approval in writing by this Planning Authority and maintained hereafter for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
2. In the interests of visual amenity; to ensure that the materials used to form the fence are appropriate to the character of the area.

46 **Application No:** 21/00970/FULL **Date Decision Issued:** 13/07/2021

Ward: Dunfermline South

Proposal: Two storey extension to side of dwellinghouse

Location: 2 Hay Grove Dunfermline Fife KY11 8RQ

Applicant: Mr Neil Briggs 2 Hay Grove Dunfermline Scotland KY11 8RQ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

47 **Application No:** 21/01916/CLP

Date Decision Issued: 16/07/2021

Ward: Dunfermline South

Proposal: Certificate of Lawfulness (Proposed) for single storey rear and alterations to front of dwellinghouse (alter integral garage to habitable space)

Location: 51 Dover Drive Dunfermline Fife KY11 8HQ

Applicant: Mr Muhammed Riaz Tufail 51 Dover Drive Dunfermline Scotland KY11 8HQ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

48 **Application No:** 21/00374/FULL

Date Decision Issued: 26/07/2021

Ward: Dunfermline South

Proposal: Erection of first floor extension to rear of dwellinghouse

Location: 8 Pinkerton Street Dunfermline Fife KY11 8LN

Applicant: Mr Ross Innes 8 Pinkerton Street Dunfermline Scotland KY11 8LN

Agent: David Hall 5 Shamrock Street Dunfermline Scotland KY12 0JQ

Application Refused

Reason(s):

1. In the interest of protecting residential amenity; the proposed extension by virtue of its location, size and orientation, would result in a significant window to window overlooking to the detriment of the amenity and privacy of neighbouring residents. As such it is considered that the proposal does not comply with Policies 1 and 10 of the Adopted FIFEplan (2017).
2. In the interests of safeguarding residential amenity; the proposed extension by virtue of its height and floor area would lead to significant levels of overshadowing to adjacent rear window openings which would be contrary to Policies 1 and 10 of the Adopted FIFEplan (2017). and Fife Council's Planning Customer Guidelines on Home Extensions (2014).

49 **Application No:** 21/00700/FULL

Date Decision Issued: 26/07/2021

Ward: Dunfermline South

Proposal: Two storey rear extension with balcony and external staircase and front and rear dormer extensions

Location: 6 Aberdour Road Dunfermline Fife KY11 4PD

Applicant: Mr Martyn Thomas 6 Aberdour Road Dunfermline Scotland KY11 4PD

Agent: Ronan McGirr 13 Park Avenue Dunfermline United Kingdom KY12 7HX

Application Permitted - no conditions

50 **Application No:** 21/01799/FULL **Date Decision Issued:** 29/07/2021

Ward: Dunfermline South

Proposal: Erection of sunroom to rear of flatted dwelling

Location: 13 Pitbauchlie Bank Dunfermline Fife KY11 8DP

Applicant: Mr C Clark 13 Pitbauchlie Bank Dunfermline Fife KY11 8DP

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

Application Permitted - no conditions

51 **Application No:** 21/02217/CLP

Date Decision Issued: 29/07/2021

Ward: Dunfermline South

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

Location: 20 Cromar Drive Dunfermline Fife KY11 8GE

Applicant: Mrs M Easton 20 20 Cromar Drive Dunfermline Scotland KY11 8GE

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

Application Permitted - no conditions

52 **Application No:** 21/01452/FULL

Date Decision Issued: 12/07/2021

Ward: East Neuk And Landward

Proposal: Erection of domestic garage

Location: 27 Peter Howling Place Anstruther Fife KY10 3YQ

Applicant: Mr Ron Walker 27 Peter Howling Place Anstruther United Kingdom ky10 3yq

Agent: Harry Dalglish 15 beech park Leven United Kingdom ky8 5ng

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the proposed garages hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the main dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. The location of the garages renders it unsuitable for commercial use.

53 **Application No:** 21/01474/LBC **Date Decision Issued:** 14/07/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations

Location: The Great House Priory Court Pittenweem Anstruther Fife KY10 2LJ

Applicant: Mrs Elizabeth Riches Seafeld Bankwell Road Anstruther Scotland KY10 3DA

Agent: Elizabeth Riches Seafeld Bankwell Road Anstruther Fife KY10 3DA

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse (including demolition of existing extension) and alterations to outbuilding

Location: 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Applicant: Ms and Mr Jan / Bernard Oliver / Henshaw 11 High Street West Anstruther United Kingdom KY10 3DJ

Agent: Honor Thomson Flat 1 1 Gayfield Place Edinburgh Midlothian EH7 4AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All the stone details for the boundary walls shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).
2. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external paint for the garage doors, front doors, elevations and window margins shall be submitted for approval in writing by this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the proposed garage and front doors hereby approved shall be finished externally in timber with cut through astragals (not plant on) to the glazing and thereafter permanently maintained as such.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Anstruther Conservation Area and Category B Listed Building.
3. In the interests of residential amenity; to ensure that the character and appearance of the Conservation Area and Category B Listed Building is maintained.

55 **Application No:** 21/01469/FULL

Date Decision Issued: 15/07/2021

Ward: East Neuk And Landward

Proposal: External alterations to front porch including repainting and installation of replacement windows and roofing

Location: Cowan House 8 High Street Crail Anstruther Fife KY10 3TD

Applicant: Prof Will Cresswell Cowan House 8 High Street Crail Fife KY10 3TD

Agent: Giselle Glackmeyer Alton Roome Bay Ave. Crail Fife KY10 3TR

Application Permitted - no conditions

56 **Application No:** 21/01470/LBC

Date Decision Issued: 15/07/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for external alterations to front porch including repainting and installation of replacement windows and roofing

Location: Cowan House 8 High Street Crail Anstruther Fife KY10 3TD

Applicant: Prof William Cresswell Cowan House 8 High Street Crail Anstruther Fife KY10 3TD

Agent: Giselle Glackmeyer Alton Roome Bay Ave. Crail Fife KY10 3TR

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations and extension to dwellinghouse (including demolition of existing extension)

Location: 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Applicant: Ms and Mr Jan Oliver and Bernard Henshaw 11 High Street West Anstruther United Kingdom KY10 3DJ

Agent: Honor Thomson Flat 1 1 Gayfield Place Edinburgh Midlothian EH7 4AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All the stone details for the boundary walls shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).
2. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external paint for the garage doors, front doors, elevations and window margins shall be submitted for approval in writing by this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the proposed garage and front doors hereby approved shall be finished externally in timber with cut through astragals (not plant on) to the glazing and thereafter permanently maintained as such.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Anstruther Conservation Area.
3. In the interests of residential amenity; to ensure that the character and appearance of the Conservation Area and Category B Listed Building is maintained.

58 **Application No:** 21/01131/FULL

Date Decision Issued: 23/07/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse (including demolition of existing extension) and formation of decking with glass balustrade

Location: 77 George Street Cellardyke Fife KY10 3AS

Applicant: Mrs J Graham 77 George Street Cellardyke Anstruther Fife KY10 3AS

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. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished externally in white timber aluminium clad windows and doors upon installation and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Cellardyke Conservation Area is maintained.

59 **Application No:** 21/01133/LBC

Date Decision Issued: 23/07/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension to rear of dwellinghouse (including demolition of existing extension) and formation of decking with glass balustrade

Location: 77 George Street Cellardyke Fife KY10 3AS

Applicant: Mrs J Graham 77 George Street Cellardyke Anstruther Fife KY10 3AS

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

Application Permitted with Conditions

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Cellardyke Conservation Area is maintained.

60 **Application No:** 21/01404/FULL **Date Decision Issued:** 23/07/2021

Ward: East Neuk And Landward

Proposal: Single storey extension and new patio area to rear and installation of replacement windows

Location: 16 Bank Street Elie Leven Fife KY9 1BW

Applicant: Mr Philip Mould Daisybank 16 Bank Street Leven United Kingdom KY9 1BW

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

Application Permitted - no conditions

61 **Application No:** 21/01510/LBC

Date Decision Issued: 23/07/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement lead roofing and internal repairs to ceiling and floor

Location: Gibliston House Gibliston Colinsburgh Leven Fife KY9 1JS

Applicant: Mr William Morris Gibliston House 0 Colinsburgh LEVEN Scotland KY9 1JS

Agent: Colin Thompson The Connect Building 59 Bath Street Glasgow Lanarkshire G2 2DH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a schedule of works shall be submitted for the written approval of this Planning Authority. All works should be supervised and carried out by a qualified and experienced Conservation professional craftsman to ensure no historic feature of significance is lost or adversely affected.

Reason(s):

1. To protect the character and appearance of the Category A Listed Building.

62 **Application No:** 21/00556/LBC

Date Decision Issued: 27/07/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for painting of exterior of dwellinghouse

Location: The Old Manse 37 Main Street Colinsburgh Leven Fife KY9 1LR

Applicant: Mr Martin Parish Ye Old Manse 37 Main Street Colinsburgh Scotland KY9 1LR

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Installation of external door to dwellinghouse and erection of domestic outbuilding

Location: Gordon House Links Place Elie Leven Fife KY9 1AX

Applicant: Mr Richard Spilsbury Gordon House Links Place Elie Leven Fife KY9 1AX

Agent: Robert Scott The Steadings Wadeslea Elie, Leven Scotland KY9 1EA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) and all stone details around the new door shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.

64 **Application No:** 21/01385/LBC

Date Decision Issued: 29/07/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of windows and doors

Location: The Coach House Caiplie Court Cornceres Kilrenny Anstruther Fife KY10 3JR

Applicant: Dr Matthew Roll The Coach House Caiplie Court Anstruther, Fife United Kingdom KY10 3JR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement doors and side panels hereby approved shall be traditionally finished in white painted timber frames and there shall be no trickle vents visible externally.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.

65 **Application No:** 21/01566/FULL **Date Decision Issued:** 29/07/2021

Ward: East Neuk And Landward

Proposal: Erection of domestic outbuilding

Location: 1 Wingfield Crail Anstruther Fife KY10 3UP

Applicant: Mrs Susanne Ferguson 1 Wingfield Crail Anstruther Fife KY10 3UP

Agent: Scott Dallman 272 Langmuir Road Bargadie Scotland G69 7RR

Application Permitted - no conditions

66 **Application No:** 21/01639/FULL **Date Decision Issued:** 29/07/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Melville Terrace Crail Road Anstruther Fife KY10 3EW

Applicant: Mr Steven Brown 3 Melville Terrace Anstruther Scotland KY10 3EW

Agent: Jon Frullani 140 Perth Road Dundee Unikted Kingdom DD1 4JW

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse (demolition of existing dwellinghouse)

Location: Rivington Grange Road Earlsferry Fife KY9 1AL

Applicant: Mrs Yvonne Smith The Knowe 8 Wellknowe road Thorntonhall Scotland G74 7AH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

2. No development shall commence until;

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

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved layout plan which identifies the calculated zone of influence of the recorded off-site mine entry CA ref: 347700-003.

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

3. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
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 local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

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

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

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure the safety and stability of the completed development.
3. To ensure the proposed remediation strategy is suitable.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To ensure all contamination within the site is dealt with.

68 **Application No:** 21/01534/FULL **Date Decision Issued:** 30/07/2021

Ward: East Neuk And Landward

Proposal: Conversion of outbuilding incorporating into existing dwellinghouse

Location: Aranden Lathones Largoward Leven Fife KY9 1JE

Applicant: Mrs Jen Smart Aranden Lathones Leven Scotland KY9 1JE

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

Application Permitted - no conditions

69 **Application No:** 21/01642/FULL **Date Decision Issued:** 30/07/2021

Ward: East Neuk And Landward

Proposal: Single storey extension with basement level to side of dwellinghouse and external alterations (amendment to 19/03345/FULL)

Location: Cardon Links Road Earlsferry Leven Fife KY9 1AW

Applicant: Mrs Kareen McMillan Cardon Links road Earlsferry Fife KY9 1AW

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

Application Permitted - no conditions

70 **Application No:** 21/01655/FULL **Date Decision Issued:** 30/07/2021

Ward: East Neuk And Landward

Proposal: Installation of French doors and window to rear and cast iron railings to front garden

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

Applicant: Mr Robert Hare Breakwater House Fountain Road Elie Leven Scotland KY9 1BX

Agent:

Application Permitted - no conditions

71 **Application No:** 21/01740/CLP **Date Decision Issued:** 03/08/2021

Ward: East Neuk And Landward

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

Location: 20 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr Stuart Hutchison 20 St Adrians Place Anstruther Fife KY10 3DX

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

Application Permitted - no conditions

72 **Application No:** 21/01746/FULL

Date Decision Issued: 03/08/2021

Ward: East Neuk And Landward

Proposal: Erect dormer window on rear elevation install patio door on rear elevation

Location: Sandwich 65 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mr Duncan Macintosh Sandwich 65 High Street Earlsferry Leven Scotland KY9 1AF

Agent: John Agnew 28 Kirkintilloch Road Lenzie Glasgow United Kingdom G66 4RL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed windows and doors hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such.

Reason(s):

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

Ward: East Neuk And Landward
Proposal: Construction of temporary access road, delivery/storage compound, gate and access onto public road
Location: Hawkswood Country Estate Peat Inn Falfield Largoward Cupar Fife KY15 5LL
Applicant: Hawkswood Country Estate Hawkswood Country Estate Peat Inn Cupar Scotland KY15 5LL
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The proposed temporary access road hereby approved shall remain in place for a period of up to 2 years from the first day of its operation unless otherwise agreed in writing with this Planning Authority. Details of the start date shall be submitted for prior written agreement of this Planning Authority. Thereafter, the temporary access shall be closed off by permanent means with the access to the existing field reverting back to the original access arrangement, the details of which shall be submitted for the prior approval of this Planning Authority. For the avoidance of doubt, should the temporary access hereby approved become redundant before the agreed maximum 2-year period then the temporary access shall be closed off by permanent means.
2. Prior to the proposed temporary access first coming into use, visibility splays of 3m x 160m to the North and 3m x 175m to the South shall be provided at the junction of the vehicular crossing and the classified public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the first use of the proposed temporary access, there shall be provided within the curtilage of the site, suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the site to allow a vehicle to enter and exit the vehicular access onto the B941 classified public road in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to the first use of the proposed temporary access, the first ten metre length of the access from the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
6. The delivery/storage compound area once no longer required should be restored to its pre-development condition unless otherwise agreed in writing.

Reason(s):

1. In the interest of road safety; to ensure that the proposed access remains as a temporary arrangement and to ensure that an additional substandard access does not become a permanent feature.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
6. In the interests of protecting the local rural character of this countryside site from more permanent development.

74 **Application No:** 21/00759/FULL **Date Decision Issued:** 23/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 5 Alburne Park Glenrothes Fife KY7 5RB

Applicant: Mrs Andrea Mair 5 Alburne Park Glenrothes KY7 5RB

Agent: Robin Manson 8 Panmure Place Kirkcaldy KY2 6JY

Application Permitted - no conditions

75 **Application No:** 21/00493/FULL **Date Decision Issued:** 27/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Installation of external flue to side of dwellinghouse

Location: 88 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX

Applicant: Mr Hugh MacKenzie 88 Main Street Coaltown Of Balgonie KY7 6HX

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

Application Permitted - no conditions

76 **Application No:** 21/00494/LBC

Date Decision Issued: 27/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Listed Building Consent for internal and external alterations, alterations to side and front boundary walls and installation of replacement gates to front of dwellinghouse

Location: 88 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX

Applicant: Mr Hugh MacKenzie 88 Main Street Coaltown Of Balgonie KY7 6HX

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

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Approval of Matters Required by Condition for Proposed Phase 1 - Infrastructure works (including access to the site from the A92 Markinch Roundabout; a new link road from the A92 Markinch Roundabout to Cadham Road; drainage / SuDS facilities and noise bunds). Consent is also sought to discharge the following conditions of PPP approval 18/01756/EIA: Conditions 1, 2, 4, 22, 28, 31, 32, 34, 35, 39, 40, 41, 42, 63 and 64.**Location:** Former Tullis Russell Mill Glenrothes Fife KY7 6GU**Applicant:** Advance Construction (GD) Ltd Caldergrove House 4 Linnet Way Strathclyde Business Park Bellshill North Lanarkshire ML4 3RA**Agent:** Colin Lavety 68-70 George Street Edinburgh United Kingdom EH2 2LR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The entire Cadham to A92 Link Road shall be constructed to Fife Council adoptable standards and available for public use prior to the completion of the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority.
2. The Cadham Road Pedestrian Crossing shall be completed prior to the completion of the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority.
3. The north and south noise mitigation bunds shall be fully completed prior to the completion of the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority.
4. The northern and central SuDs basins shall be fully completed prior to the completion of the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority.
5. Details of a 3m wide shared use path along the full west side of the Cadham Link Road shall be submitted for approval by the Planning Authority. Thereafter the shared use path shall be fully completed in accordance with the approved details and available for public use prior to the completion of the first residential property on site H2 (as defined in the approved Development Phasing Strategy), unless otherwise agreed in writing by the Planning Authority.

Reason(s):

1. To ensure the timely delivery of key infrastructure.
2. To ensure the timely delivery of key infrastructure.
3. To ensure the timely delivery of key infrastructure.
4. To ensure the timely delivery of key infrastructure.
5. In the interest of road safety - to ensure the provision of adequate pedestrian /cyclist facilities.

78 **Application No:** 21/01433/ADV **Date Decision Issued:** 29/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Display of various signage

Location: Car Park North Street Glenrothes Fife

Applicant: Burton & Speke Ltd Tynemount House Ormiston Tranent East Lothian EH35 5NN

Agent: James A Opfer Opfer Logan Architects 130 Cubie Street Glasgow G40 2AF

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton
Proposal: Erection of two dwellinghouses (substitution of house types 1 and 2 from 18/02341/FULL)
Location: Land To West Of Low Road Thornton Fife
Applicant: Ms Debbie Muir 7 Halleys Court Kirkcaldy United Kingdom KY1 1NZ
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

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

1. The noise mitigation measures as specified within the submitted noise impact assessment report (Plan Reference -12) shall be carried out in full BEFORE THE FIRST DWELLINGHOUSE IS OCCUPIED and retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, these noise mitigation measures include the provision of a 2 metre high timber fence noise control barrier along the western boundary as demonstrated in appendix B and detailed in section 5.5 and 5.6 of the noise impact assessment report.
2. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of intrusive site investigation works to identify any coal mining legacy issues shall be undertaken. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken after the prior written approval of this Planning Authority has been received for these works. The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
3. A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall then be submitted to and approved in writing by this Planning Authority BEFORE THE DEVELOPMENT IS OCCUPIED. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
4. BEFORE THE DEVELOPMENT IS OCCUPIED; there shall be provided within the curtilage of the site three off-street parking spaces for each dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development.
5. BEFORE THE DEVELOPMENT IS OCCUPIED; a turning area for a car shall be provided within the curtilage of the site. The turning area shall be provided outwith the parking areas and can be a shared facility. Thereafter, the turning area shall be provided for the lifetime of the development.
6. BEFORE ANY WORKS COMMENCE ON SITE; details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter, the approved wheel cleaning facilities shall be provided and maintained throughout the construction works.
7. BEFORE ANY WORKS COMMENCE ON SITE; full details of lighting on the site boundary at the existing private access shall be submitted to and approved in writing by this Planning Authority.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. In the interests of safeguarding residential amenity and to ensure that the operation of neighbouring business would not be detrimentally impacted upon.
2. To avoid unacceptable risks to human health and the environment.
3. To avoid unacceptable risks to human health and the environment.
4. In the interest of road safety; to ensure adequate provision of off-street car parking
5. In the interest of road safety; to ensure that all vehicles taking access and egress from the site can do so in forward gear.
6. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
7. In the interest of road safety; to ensure the provision of adequate visibility and lighting at the junction of the vehicular access at the site and the private access.
8. To ensure all contamination within the site is dealt with.

80 **Application No:** 21/02341/CLP **Date Decision Issued:** 04/08/2021

Ward: Glenrothes Central And Thornton

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

Location: 39 Queens Meadow Coaltown Of Balgonie Glenrothes Fife KY7 6GZ

Applicant: Mr Stephen Thomson 39 Queens Meadow Coaltown Of Balgonie Glenrothes Fife KY7 6GZ

Agent: John Anthony Raeburn House 6 Bankhead Avenue Bankhead Industrial Estate Glenrothes Fife KY7 6JG

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton

Proposal: Erection of dwellinghouse with associated access

Location: 113 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ

Applicant: Mr Neil Thain 56 McBain Place Kinross Scotland KY13 8QZ

Agent: FINE DESIGNS 13 Park Avenue Dunfermline Fife KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided two off-street parking spaces for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. Two such parking spaces shall be retained throughout the lifetime of the development.
2. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, and notwithstanding the boundary fencing arrangements shown in the submitted drawings, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular access within the development site and the adjacent private access, in so far as currently within the control of the applicant. These splays shall thereafter be maintained throughout the lifetime of the development, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access and the adjacent road

82 **Application No:** 21/00909/CLP

Date Decision Issued: 16/07/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 4 Grieve Court Glenrothes Fife KY7 6ZL

Applicant: Mr Richard Thomson 4 Grieve Court Glenrothes Fife KY7 6ZL

Agent:

Application Permitted - no conditions

83 **Application No:** 21/01462/CLP

Date Decision Issued: 16/07/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 3 Eardley Court Glenrothes Fife KY7 6FE

Applicant: Mr J Lawson 3 Eardley Court Glenrothes Scotland KY7 6FE

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

Application Permitted - no conditions

84 **Application No:** 21/02088/CLP

Date Decision Issued: 02/08/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: The Meadows East End Main Street Star Glenrothes Fife KY7 6LQ

Applicant: Mr James Thomson The Meadows East End Star Scotland KY7 6LQ

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

Application Permitted - no conditions

85 **Application No:** 21/01097/FULL **Date Decision Issued:** 06/08/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Replacement roof to dwellinghouse from concrete to zinc

Location: 11 Netherby Park Glenrothes Fife KY6 3PL

Applicant: Mr Gerry Latto 11 Netherby Park Glenrothes Fife KY6 3PL

Agent: Derek Grubb 317 Rona Place Glenrothes Fife KY7 6RR

Application Permitted - no conditions

86 **Application No:** 21/00460/CLP

Date Decision Issued: 16/07/2021

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (Proposed) for formation of hardstanding

Location: 216 Caskieberran Road Glenrothes Fife KY6 2NX

Applicant: Ms Katarzyna Wawrzonek 216 Caskieberran Road Glenrothes KY6 2NX

Agent: Beatriz Torres 115 Katrine Crescent Kirkcaldy KY2 6RR

Application Permitted - no conditions

87 **Application No:** 21/01194/FULL

Date Decision Issued: 05/08/2021

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from storage (Class 6) to workshop (Class 5)

Location: Southfield Industrial Estate 42 Ramsden Road Glenrothes Fife KY6 2SN

Applicant: AG Brown Fabrications Ltd 42 Ramsden Road Glenrothes Scotland KY6 2SN

Agent: Calum Allmond 27 Canmore Street Dunfermline Scotland KY12 7NU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed extended workshop, there shall be 1 No. additional off street parking space provided to the amount that currently exists within the curtilage of the site.

Reason(s):

1. Reason: In the interest of road safety; to ensure that sufficient off street parking is provided to accommodate the proposal.

88 **Application No:** 21/01802/APN **Date Decision Issued:** 14/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for Farm-related access track

Location: Land Adjacent To Westfield House Grange Of Lindores Fife

Applicant: Mrs Sarah Cane-Ritchie Westfield House Westfield House Berryhil Farm
Cupar Scotland KY14 6HZ

Agent:

Application Permitted - no conditions

89 **Application No:** 21/01422/CLP

Date Decision Issued: 16/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (proposed) for installation of air source heat pump

Location: Heathersett Pitlair Park Rankeilour Bow Of Fife Cupar Fife KY15 5RF

Applicant: Mrs Jennifer Ross Heathersett 1 Pitlair Park Bow of Fife Cupar Scotland KY15 5RF

Agent:

Application Permitted - no conditions

90 **Application No:** 21/01531/FULL **Date Decision Issued:** 16/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from open space to garden ground and erection of domestic garage

Location: The Fifth Pine Collairnie Cupar Fife KY15 7RX

Applicant: Mr James Hutchison 88 Priory Park Road London England NW6 7UN

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

Application Permitted - no conditions

91 **Application No:** 21/01136/FULL **Date Decision Issued:** 23/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from schoolhouse to dwellinghouse and erection of domestic garage

Location: Schoolhouse Wester Logie Farm Road Logie Fife KY15 4SJ

Applicant: Dr I & A Ramsay Old Schoolhouse Logie Cupar Scotland KY15 4SJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

92 **Application No:** 21/01735/FULL **Date Decision Issued:** 23/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from agricultural land to garden ground.

Location: 3 Myreside Kingskettle Cupar Fife KY15 7PZ

Applicant: Mr & Mrs Muir 3 Myreside Kingskettle Scotland KY15 7PZ

Agent: Martyna Kulesza 32 Merkland Lane Aberdeen Scotland AB24 5RN

Application Permitted with Conditions

93 **Application No:** 21/01897/CLP

Date Decision Issued: 23/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of Lawfulness (Proposed) for the removal of a redundant weir including abutments, footbridge and weir structure along with landscaping and temporary bank protection works where necessary

Location: Gateside Mills Co Gateside Mills Gateside Cupar Fife KY14 7SU

Applicant: Mr Ian Donaldson 18 Sauchie Street Kinglassie Lochgelly United Kingdom KY5 0XZ

Agent: Lawrence Belleni SEPA Graesser House Fodderty Way Dingwall UK IV15 9XB

Application Permitted - no conditions

94 **Application No:** 21/01557/FULL **Date Decision Issued:** 27/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of one-and-a-half storey extension to rear of dwellinghouse and alterations to roof including installation of rooflights

Location: Culzean High Street Freuchie Cupar Fife KY15 7EY

Applicant: Mr M Kinnear Culzean High St Freuchie UK KY15 7EY

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

Application Permitted - no conditions

95 **Application No:** 21/01000/FULL **Date Decision Issued:** 28/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows and 1 no. rooflight

Location: 41 High Street Auchtermuchty Fife KY14 7AP

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

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

Application Permitted - no conditions

96 **Application No:** 21/01001/LBC

Date Decision Issued: 28/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of replacement windows and 1 no. rooflight

Location: 41 High Street Auchtermuchty Fife KY14 7AP

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of a temporary consulting rooms (Temporary consent for a period of 5 years)

Location: Howe Of Fife Medical Practice The Davidson Building 27 Commercial Road Ladybank Cupar Fife KY15 7JS

Applicant: Mrs Valerie Pollington Howe of Fife Medical Practice 27 Commercial Road Ladybank Scotland KY15 7JS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved is consented for a limited period of 5 years from the date of this decision notice. On expiry of the said time period, the structure hereby approved and all fixings shall be removed from site and the ground reinstated to its pre-development condition. Details of the proposed reinstatement shall be submitted for the written approval of the planning authority within 2 months of the date of expiry of the said time period. Thereafter, the reinstatement works shall be implemented in full and in accord with the approved plans within 3 months of the date of approval of the reinstatement works, or for another period as agreed in writing with the planning authority. For the avoidance of doubt, should the development hereby approved not be used for a period of 6 months then it shall be removed and the site restored to its pre-development condition.

Reason(s):

1. In the interests of protecting visual amenity; and ensuring this temporary development remains as such.

98 **Application No:** 21/01821/FULL **Date Decision Issued:** 29/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 18 Back Park Kettlebridge Cupar Fife KY15 7QB

Applicant: Mr Duncan Knox 18 Back Park Kettlebridge Cupar Scotland KY15 7QB

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

Application Permitted - no conditions

99 **Application No:** 21/01073/LBC **Date Decision Issued:** 30/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for single storey extension to rear of dwellinghouse

Location: Victoria Cottage Victoria Place Falkland Fife KY15 7AU

Applicant: Mr Keith Allen Victoria Cottage Victoria Place Falkland Fife KY15 7AU

Agent: Hazel Wallace 35 Dirleton Drive Glasgow United Kingdom G41 3BG

Application Permitted - no conditions

100**Application No:** 21/01074/FULL **Date Decision Issued:** 30/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: Victoria Cottage Victoria Place Falkland Fife KY15 7AU

Applicant: Mr Keith Allen Victoria Cottage Victoria Place Falkland Scotland KY15 7AU

Agent: Hazel Wallace 35 Dirleton Drive Glasgow United Kingdom G41 3BG

Application Permitted - no conditions

101 **Application No:** 21/02061/FPN

Date Decision Issued: 03/08/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for Forestry-related Building Works (Non-residential) for erection of outbuilding

Location: Forestry Outbuilding Birkhill Estate Balmerino Cupar Fife KY15 4QN

Applicant: Birkhill Estate Birkhill Estate Cupar Fife Scotland KY15 4QP

Agent: David Mair 113 Mary Morrison Drive Mauchline United Kingdom KA5 6AR

Application Permitted - no conditions

102**Application No:** 21/01860/FULL

Date Decision Issued: 05/08/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of raised platform to front of dwellinghouse

Location: Aisling Cottage Cairnie Cupar Fife KY15 4QD

Applicant: Mr & Mrs Campbell Aisling Cottage Bank Street Cupar United Kingdom KY15 4QD

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

Application Permitted - no conditions

103**Application No:** 21/00389/FULL

Date Decision Issued: 23/07/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of canopy, formation of decking and siting of 1no. shipping container

Location: The Bay Inn Regents Way Dalgety Bay Dunfermline Fife KY11 9YD

Applicant: Mr K Fagan Hugos Regents Way Dalgety Bay Dunfermline Scotland KY11 9YD

Agent: Phill Young Jupiter Centre Wearfield Enterprise Park East Sunderland England SR5 2TA

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

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

Location: 1 Forth Crescent Dalgety Bay Dunfermline Fife KY11 9SE

Applicant: Miss Emma Parker 1 Forth Crescent Dalgety Bay United Kingdom KY11 9SE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, finalised details of the proposed boundary treatments shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. In the interest of visual; to ensure the proposed fence does not detract from the appearance of the streetscene.

105Application No: 21/02213/CLP

Date Decision Issued: 04/08/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 14 Glamis Place Dalgety Bay Dunfermline Fife KY11 9UA

Applicant: Mr & Mrs Richardson 14 Glamis Place Dalgety Bay Dunfermline Fife KY11 9UA

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

Application Permitted - no conditions

106 **Application No:** 21/02156/CLP

Date Decision Issued: 05/08/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 6 Craig Ridge Place Dalgety Bay Dunfermline Fife KY11 9NE

Applicant: Mr Andrew Harper 6 Craig Ridge Place Dalgety Bay Dunfermline Fife KY11 9NE

Agent:

Application Permitted - no conditions

107 **Application No:** 21/01323/ADV

Date Decision Issued: 16/07/2021

Ward: Kirkcaldy Central

Proposal: Display of internally illuminated fascia sign, projecting sign and ATM surround and non illuminated A board sign

Location: 114 High Street Kirkcaldy Fife KY1 1NQ

Applicant: TSB Henry Duncan House 120 George Street Edinburgh Scotland EH2 4LH

Agent: Laura Carniel 34 York Way London UK N1 9AB

Application Permitted - no conditions

108**Application No:** 21/02000/CLP

Date Decision Issued: 16/07/2021

Ward: Kirkcaldy Central

Proposal: Certificate of Lawfulness (Proposed) for installation of 3 no. rooflights to rear, formation of patio doors and raised platform

Location: 8 Hendry Road Kirkcaldy Fife KY2 5JJ

Applicant: Ms Michelle Cowan 8 Hendry Road Kirkcaldy UK KY2 5JJ

Agent: Christine Stewart 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

109 **Application No:** 21/01381/ARC

Date Decision Issued: 13/07/2021

Ward: Kirkcaldy East

Proposal: Approval of revised Phase 1 Development Brief under the terms of Condition 1(i) of planning permission 19/01088/PPP

Location: Land At Kingslaw Randolph Road Kirkcaldy Fife

Applicant: Kingdom Park Ltd 26 Charlotte Square Edinburgh United Kingdom EH2 4ET

Agent: Callum Fraser 11 Alva Street Edinburgh United Kingdom EH24PH

Application Permitted - no conditions

110 **Application No:** 21/01708/CLP

Date Decision Issued: 16/07/2021

Ward: Kirkcaldy North

Proposal: Certificate of Lawfulness (proposed) for alterations to front and side of dwellinghouse (integral garage space to be altered to living accommodation)

Location: 13 Tain Place Kirkcaldy Fife KY2 6FX

Applicant: Mr Ross Watt 13 Tain Place Kirkcaldy Scotland KY2 6FX

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement roofing and guttering

Location: 73 Main Street Lower Largo Fife KY8 6BN

Applicant: Mr Scott Douglas 73 Main Street Lower Largo Fife KY8 6BN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all new or replacement guttering shall be in cast iron to match the existing guttering in style and colour unless otherwise agreed in writing with this planning authority prior to works commencing.

Reason(s):

1. In the interest of visual amenity; to ensure that the development does not detract from the character and appearance of the Lower Largo Conservation Area.

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to rear of dwellinghouse and demolition of existing conservatory
Location: 32 Hawthorn Street Leven Fife KY8 4QE
Applicant: Mr & Mrs Sean O'Donnell 32 Hawthorn Street Leven Scotland KY8 4QE
Agent: Derek McCafferty Beechgrove Cottage Sandilands Limekilns Scotland KY11 3JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

113 **Application No:** 21/00879/FULL

Date Decision Issued: 16/07/2021

Ward: Leven, Kennoway And Largo

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

Location: 48 Forth View Kennoway Fife KY8 5JT

Applicant: Mr Gordon Black 48 Forth View Kennoway United Kingdom KY8 5JT

Agent: Harry Dalglish 15 Beech Park Leven United Kingdom KY8 5NG

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of replacement garage and store with studio over
Location: Building At East End Of The Temple Lower Largo Fife
Applicant: Mrs S. MacKenzie 14 The Temple Lower Largo Leven U.K. KY8 6JH
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 hereby approved shall only be used as a garage and studio and for the avoidance of doubt the building shall not be used as a dwellinghouse or flat.
2. The Right of Way to the south of the application site shall be kept open throughout the duration of constructions works and thereafter unless otherwise agreed in writing with the Council as Planning Authority.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To ensure access along the Right of Way adjoining the site is not adversely affected by construction works.
3. To ensure all contamination within the site is dealt with.

115Application No: 21/01544/FULL

Date Decision Issued: 22/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation and renewal of scour protection to railway bridge UB105/003 River Leven

Location: Railway Bridge UB105 003 At River Leven Fife

Applicant: Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Two storey extension to side of dwellinghouse

Location: 44 Scoonie Drive Leven Fife KY8 4SN

Applicant: Mr Scott Morgan 44 Scoonie Drive Leven Scotland KY8 4SN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT AND BEFORE THE DEVELOPMENT IS OCCUPIED, two off-street parking spaces shall be retained within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

117 **Application No:** 21/01564/LBC

Date Decision Issued: 27/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Listed Building Consent for external alterations including repainting of railings, door and downpipes and display of 2no internally illuminated fascia signs, 1no internally illuminated projecting sign and 1no internally illuminated ATM surround

Location: Lloyds T S B 40 High Street Leven Fife KY8 4NA

Applicant: TSB Henry Duncan House 120 George Street Edinburgh Scotland EH2 4LH

Agent: Laura Carniel 34 York Way London UK N1 9AB

Application Permitted - no conditions

118**Application No:** 21/01408/FULL

Date Decision Issued: 29/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of gate and fence in retrospect. Ref 21/00041/ENF.

Location: 16 Law View Leven Fife KY8 5FQ

Applicant: Mr Wojciech Stawarz 16 Law View Leven Scotland KY8 5FQ

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

Application Permitted - no conditions

119 **Application No:** 21/01549/FULL

Date Decision Issued: 29/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extension to dwellinghouse including dormer extension

Location: 46 Largo Road Lundin Links Leven Fife KY8 6DH

Applicant: Mrs Deborah Whittle 46 Largo Road Lundin Links Scotland KY8 6DH

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

Application Permitted - no conditions

120 **Application No:** 21/01599/FULL **Date Decision Issued:** 29/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Hawthorn Street Leven Fife KY8 4QE

Applicant: Mrs Gemma Banks 12 Hawthorn Street Leven Fife KY8 4QE

Agent:

Application Permitted - no conditions

121 **Application No:** 21/01617/FULL

Date Decision Issued: 29/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse (amendment to 20/02425/FULL)

Location: St Catherines Links Road Leven Fife KY8 4HR

Applicant: Mr Paul McDonald St Catherines Links Road Leven Scotland FK8 3HL

Agent: Mhairi Grant Ostro Fintry Road Kippen Scotland FK8 3HL

Application Permitted - no conditions

122**Application No:** 21/01656/FULL

Date Decision Issued: 29/07/2021

Ward: Leven, Kennoway And Largo

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

Location: 9 Fernbank Avenue Windygates Leven Fife KY8 5FA

Applicant: Mr & Mrs S. McLeish 9 Fernbank Avenue Windygates LEVEN U.K. KY8 5FA

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

Application Permitted - no conditions

123**Application No:** 21/01824/CLP

Date Decision Issued: 29/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (Proposed) for installation of 8no. solar thermal panels

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

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

Agent:

Application Permitted - no conditions

124**Application No:** 21/01818/FULL

Date Decision Issued: 05/08/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of reverse vending machine unit for recycling purposes and associated works

Location: Aldi Turpie Road Leven Fife KY8 4FW

Applicant: Aldi Stores Ltd Aldi Stores Ltd Pottishaw Road Bathgate UK EH48 2FB

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

Application Permitted - no conditions

125**Application No:** 21/01230/FULL

Date Decision Issued: 20/07/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Proposed Porch Extension to front of dwellinghouse

Location: 65 High Street Lochgelly Fife KY5 9LW

Applicant: Mr Derek Jarrett 65 High Street High Street Lochgelly Scotland KY5 9JP

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

Application Permitted - no conditions

126**Application No:** 21/01253/FULL

Date Decision Issued: 20/07/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 25 Montrose Crescent Lochore Lochgelly Fife KY5 8EA

Applicant: Mr James Scougall 25 Montrose Crescent Lochore Lochgelly Scotland KY5 8EA

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

Application Permitted - no conditions

127 **Application No:** 21/00807/FULL

Date Decision Issued: 28/07/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from restaurant (Class 3) to form dwelling

Location: The Brig Tavern 115 Station Road Lochgelly Fife KY5 9EL

Applicant: Mr Wah Koh 115 Station Road Lochgelly UK KY5 9EL

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

128**Application No:** 21/01621/LBC

Date Decision Issued: 28/07/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Installation of scour protection to the base of the viaduct

Location: Cardenden Railway Viaduct Station Road Bowhill Cardenden Fife

Applicant: Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW

Agent:

Application Permitted - no conditions

129 **Application No:** 21/01715/FULL

Date Decision Issued: 29/07/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to side, porch extension to front and erection of detached double domestic garage to other side of dwellinghouse

Location: Melita Main Road Glenraig Lochgelly Fife KY5 8AL

Applicant: Mr Alex Miller Melita Main Road Glenraig KY5 8AQ

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

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of Use from flatted dwelling (Sui Generis) to Beauty Salon (Class 2)

Location: 25 Auchterderran Road Lochgelly Fife KY5 9DQ

Applicant: Mrs Marie Mcfarlane 12 McKenzie Crescent Lochgelly Fife United Kingdom
Ky5 9lt

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Unless otherwise agreed in advance in writing by the planning authority, the opening/operational hours of the use hereby approved shall be restricted to between 9am and 5pm on Monday to Fridays and 9am and 3pm on Saturdays.

Reason(s):

1. To ensure development in accordance with that proposed in the interests of the residential amenity of the area.

131 **Application No:** 21/01644/FULL

Date Decision Issued: 04/08/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Scour protection works to railway viaduct

Location: Cardenden Railway Viaduct Station Road Bowhill Cardenden Fife

Applicant: Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW

Agent:

Application Permitted - no conditions

132 **Application No:** 21/01262/FULL

Date Decision Issued: 20/07/2021

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 18 Queensferry Road Rosyth Dunfermline Fife KY11 2PQ

Applicant: Mr Kyle Philip 18 Queensferry Road Rosyth Fife Scotland KY11 2PQ

Agent: Darren Beresford 237 Baldringburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

133 **Application No:** 21/01123/LBC

Date Decision Issued: 29/07/2021

Ward: Rosyth

Proposal: Listed building consent application for replacement conservatory roof and installation of replacement windows and doors to front and rear of dwellinghouse

Location: 13 South Row Charlestown Fife KY11 3EF

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

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

134 **Application No:** 21/01501/FULL

Date Decision Issued: 29/07/2021

Ward: Rosyth

Proposal: Installation of replacement windows, door and roof covering to porch extension to front of flat

Location: 10 Red Row Limekilns Dunfermline Fife KY11 3HU

Applicant: Ms Jane Hutton 10 Red Row Limekilns KY11 3HU

Agent: Ross McIlvean 62 Bennachie Way Dunfermline KY11 8JA

Application Permitted - no conditions

Ward: Rosyth
Proposal: Planning permission in principle for erection of dwellinghouse and associated access
Location: 2 West Harbour Road Charlestown Dunfermline Fife KY11 3ET
Applicant: Mr RAS Carswell 2 West Harbour Road Charlestown Scotland KY11 3ET
Agent: Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Specified By Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not more than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings. This plan should be sufficient to identify the land to which it relates and should show the situation of the land in relation to the locality and in relation to neighbouring land;
 - (b) Detailed plans to a scale of not more than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, ground levels, boundary treatments, off-street parking and the bin storage location;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally for walls, windows, roofs and rainwater goods. The construction of the proposal shall also be of non-vulnerable construction due to its location within a statutory explosives outer safeguarding zone and details of this shall also be submitted;
 - (d) Detailed drawings and evidence illustrating the developments' compliance with Fife Councils Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;
 - (e) A supporting statement illustrating the development's compliance with Making Fife's Places Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;
 - (f) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018);
 - (g) Details including plans showing that visibility splays of 2m x 25m can be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access onto West Harbour Road;
 - (h) Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall show the provision of a hedge on the site which would enable a private garden ground area of at least 100 square metres to be provided.;
 - (i) Details of the energy efficiency measures and energy generating technologies which would be incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (j) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

(k) A Preliminary Contaminated Land Risk Assessment (Phase I Desk Study Report) and where further investigation is recommended in the Preliminary Risk Assessment, a suitable Intrusive Investigation shall be carried out and a phase II Investigation Report shall be submitted. Where remedial action is recommended in the Phase II Intrusive Investigation Report, a suitable Remedial Action Statement shall also be submitted. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures;

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

2. The indicative drawings and layout plans accompanying the application are hereby not approved.
3. The off-street parking as required by condition 1 shall be provided BEFORE THE DEVELOPMENT IS OCCUPIED and shall be retained for the lifetime of the development.
4. The visibility splays as required by condition 1 shall be provided BEFORE THE DEVELOPMENT IS OCCUPIED and shall be retained for the lifetime of the development.
5. BEFORE THE DEVELOPMENT IS OCCUPIED; the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
6. BEFORE THE DEVELOPMENT IS OCCUPIED; all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
7. The Claimed Right of Way (FD34) which run past the north and east part of the application site shall be kept clear of all obstructions for the duration of any construction period.
8. 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 1. 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.

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

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

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended.
2. The details shown on the submitted drawings are not regarded as the best or only solution for the development of this site.
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 interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In order to protect the claimed right of way.
8. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
9. To ensure all contamination within the site is dealt with.

136 **Application No:** 21/00961/FULL

Date Decision Issued: 05/08/2021

Ward: Rosyth

Proposal: Erection of garden room, shed and fence, replacement conservatory roof and installation of replacement windows and doors to front and rear of dwellinghouse

Location: 13 South Row Charlestown Fife KY11 3EF

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

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

137 **Application No:** 21/01010/FULL

Date Decision Issued: 12/07/2021

Ward: St. Andrews

Proposal: Erection of storage frame

Location: 9 Pilmour Links St Andrews Fife KY16 9JG

Applicant: Secretary Anne Fitzpatrick 9 Pilmour Links St Andrews United Kingdom KY16 9JG

Agent:

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Listed building consent for internal and external alterations to dwellinghouse including formation of 2no dormers, installation of rooflights and installation of replacement windows
Location: 14 Greyfriars Garden St Andrews Fife KY16 9HG
Applicant: Mr G Harper 14 Greyfriars Garden St Andrews Fife KY16 9HG
Agent: Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, any new or replacement rainwater goods shall be in cast iron in a colour and specification to match existing unless otherwise agreed in writing with this planning authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the Category B Listed Building and the Central St Andrews Conservation Area.

Ward: St. Andrews
Proposal: Conservation Area Consent for complete demolition of Old Hall to Rear of 29 Bell Street
Location: Site Of Old Hall To The Rear Of 29 Bell Street St Andrews Fife
Applicant: KLG Estates 25 Rutland Square Edinburgh Scotland EH1 2BW
Agent: Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

Reason(s):

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Conservation Area.

Ward: St. Andrews
Proposal: Alterations to dwellinghouse including formation of 2no dormers, installation of rooflights and installation of replacement windows
Location: 14 Greyfriars Garden St Andrews Fife KY16 9HG
Applicant: Mr G Harper 14 Greyfriars Gardens St Andrews Scotland KY16 9HG
Agent: Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, any new or replacement rainwater goods shall be in cast iron in a colour and specification to match existing.

Reason(s):

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the Category B Listed Building and the Central St Andrews Conservation Area.

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse and alterations to existing domestic shed

Location: 2 Hay Fleming Avenue St Andrews Fife KY16 8YH

Applicant: Mr John Grant 2 Hay Fleming Avenue St Andrews Scotland KY16 8YH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPED, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and shall be thereafter be maintained and kept available as such for the lifetime of the development.

Reason(s):

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

142**Application No:** 21/01094/FULL

Date Decision Issued: 15/07/2021

Ward: St. Andrews

Proposal: Installation of replacement roof tiles and external gas pipe

Location: 12 Market Street St Andrews Fife KY16 9NS

Applicant: Mr & Mrs Mitchell 12 Market Street St Andrews Fife KY16 9NS

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

Application Permitted - no conditions

143 **Application No:** 21/01095/LBC

Date Decision Issued: 15/07/2021

Ward: St. Andrews

Proposal: Listed building consent for installation of replacement roof tiles and external gas pipe

Location: 12 Market Street St Andrews Fife KY16 9NS

Applicant: Mr & Mrs Mitchell 12 Market Street St Andrews Fife KY16 9NS

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Siting of caravans (9 units) and associated drainage**Location:** Caravan Park Knockhill Of Nydie Nydie Strathkinness Fife**Applicant:** Mr William Stewart Nydie Caravan and Camp Site Knockhill of Nydie Strathkinness Scotland KY16 9SL**Agent:** David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to occupation of the first unit, visibility splays of 4.5m x 210m shall be provided to the left and to the right of the driveway access onto the adopted public classified road and maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the first unit, the first 6 metres of the access at the exit of the caravan site behind the adjoining public road shall be paved to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
3. Prior to the occupation of each unit there shall be 1 No. off street parking spaces provided for that unit in accordance with the current Fife Council Transportation Development Guidelines.
4. 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 vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
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.

145**Application No:** 21/01587/FULL

Date Decision Issued: 16/07/2021

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: Middle Flat Balfour House 1 Balfour Place St Andrews Fife KY16 9RQ

Applicant: Mrs J. Bathurst Middle Flat, Balfour House 1 Balfour Place ST ANDREWS
U.K. KY16 9RQ

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

Application Permitted - no conditions

146**Application No:** 21/01588/LBC

Date Decision Issued: 16/07/2021

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows

Location: Middle Flat Balfour House 1 Balfour Place St Andrews Fife KY16 9RQ

Applicant: Mrs J. Bathurst Middle Flat, Balfour House 1 Balfour Place ST ANDREWS
U.K. KY16 9RQ

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

Application Permitted - no conditions

147 **Application No:** 17/03760/NMV6

Date Decision Issued: 21/07/2021

Ward: St. Andrews

Proposal: Two storey extension to side and rear of dwellinghouse (Non Material Variation to alter lower rear roof ridge and details (including removal of tile cope and removal of soffit extension) and door note adjusted to 17/03760/FULL)

Location: 49 Hepburn Gardens St Andrews Fife KY16 9LS

Applicant: Mr & Mrs Mathieson 49 Hepburn Gardens St Andrews Scotland KY16 9LS

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Proposed extension and alterations to existing dwelling including the conversion of garage

Location: 4 Horseleys Park St Andrews Fife KY16 8RZ

Applicant: Ms Heather Wilson 4 Horseleys Park St Andrews Fife KY16 8RZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPED, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such for the lifetime of the development.
2. FOR THE AVOIDANCE OF DOUBT, the privacy screen located on the front North-East boundary and attached to the existing garage shall be retained (or be replaced with new) and be in position and be permanently maintained BEFORE ANY WORKS COMMENCE ON SITE.

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. In the interests of safeguarding residential amenity of neighbouring property.

Ward: St. Andrews
Proposal: Change of use of flatted dwelling (Sui Generis) to short-term holiday accommodation (Sui Generis) (retrospective)
Location: 11 The Square Green 26 Kinnessburn Road St Andrews Fife KY16 8TW
Applicant: Mr and Mrs Brown Flat 11 Square Green 26 Kinnessburn Road St Andrews UK 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 existing 1 No. off street parking space shall remain in perpetuity and shall be retained throughout the lifetime of the development for the purposes of off street parking for the existing property
2. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

Reason(s):

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities remains in perpetuity.

Ward: St. Andrews
Proposal: Erection of single storey extension to retail unit (Class 1) (demolition of existing extension and stair tower)
Location: 29 Bell Street St Andrews Fife KY16 9UR
Applicant: KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW
Agent: Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

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

1. BEFORE THE PREMISES BECOMES OPERATIONAL, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments to 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 maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with this Planning Authority.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any nearby noise sensitive property, with windows open for ventilation.

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

3. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located adjacent the application site.
2. In the interests of residential amenity; to prevent noise associated with the application site affecting the residential property located adjacent the application site.
3. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

151 **Application No:** 21/01674/CAC

Date Decision Issued: 22/07/2021

Ward: St. Andrews

Proposal: Demolition of school outbuildings

Location: Old Burgh School Abbey Walk St Andrews Fife KY16 9LB

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

Agent: Innes Aitken 1 Quality Street Gauldry Newport-on-Tay Scotland DD6 8RS

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Ecclesiastical listed building consent for installation of hot water solar thermal panels and photovoltaic panels
Location: St Andrews Episcopal Church Queens Terrace St Andrews Fife KY16 9QF
Applicant: St Andrews Episcopal Church St Andrews Episcopal Church Queens Terrace St Andrews Fife KY16 9QF
Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all external cabling, fixings and ancillary items associated with the panel installation shall be discretely located.

Reason(s):

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

153 **Application No:** 21/02162/CLP

Date Decision Issued: 28/07/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for alterations to existing door to form new window

Location: Round House 1 Mount Melville Steading Craigtoun St Andrews Fife KY16 8NG

Applicant: Dr Peter Ball The Roundhouse 1 Mount Melville Steading St. Andrews Scotland KY16 8NG

Agent:

Application Permitted - no conditions

154**Application No:** 21/01164/LBC

Date Decision Issued: 29/07/2021

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations and installation of 2no. ventilation cowls to roof

Location: School Of Biology Bute Building South Street St Andrews Fife

Applicant: University Of St Andrews Estates Woodburn Place St Andrews United Kingdom KY16 8LA

Agent: William Bliss Exchange Place 3 3 Semple Street Edinburgh Scotland EH3 8BL

Application Permitted - no conditions

155 **Application No:** 21/01816/CLP

Date Decision Issued: 29/07/2021

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for erection of garden room

Location: 13 Sloan Street St Andrews Fife KY16 8AW

Applicant: Mr Vaughan Clarke 13 Sloan Street St Andrews Scotland KY16 8AW

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

Application Permitted - no conditions

156 **Application No:** 21/01870/CLE

Date Decision Issued: 30/07/2021

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of flatted dwelling as HMO

Location: 106A Market Street St Andrews Fife KY16 9PB

Applicant: Mr Ronald Fulton 106A Market Street St Andrews Fife KY16 9PB

Agent:

Application Permitted - no conditions

157 **Application No:** 21/01497/FULL

Date Decision Issued: 02/08/2021

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse

Location: 33 Main Street Strathkinness St Andrews Fife KY16 9RY

Applicant: Mrs Laura Gordon 33 Main Street Strathkinnes Scotland KY16 9RY

Agent: Craig Murray 56 Harris Road Carnoustie Scotland DD7 7NS

Application Permitted - no conditions

158**Application No:** 21/01551/FULL

Date Decision Issued: 02/08/2021

Ward: St. Andrews

Proposal: Replacement windows, formation of doors and installation of glazed roof over terrace

Location: Glenderran 9 Murray Park St Andrews Fife KY16 9AW

Applicant: MGD Estates 12 Abbey Street St Andrews Fife UK KY16 9LA

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Listed Building Consent for partial demolition to allow for extension to rear of Class 1 shop
Location: Ground Floor 29 Bell Street St Andrews Fife
Applicant: KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW
Agent: Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

160 **Application No:** 21/01108/FULL

Date Decision Issued: 04/08/2021

Ward: St. Andrews

Proposal: Installation of 2no. ventilation cowls to roof

Location: Bute Building South Street St Andrews Fife

Applicant: University Of St Andrews Estates Woodburn Place St Andrews United Kingdom KY16 8LA

Agent: William Bliss Exchange Place 3 3 Semple Street Edinburgh Scotland EH3 8BL

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Single storey extension to rear and formation of vehicle access to front of dwellinghouse

Location: 5 Pitmossie Place Main Road Gauldry Newport On Tay Fife DD6 8RR

Applicant: Mr Graham Smith 5 Pitmossie Place Gauldry Newport On Tay Fife DD6 8RR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE RAISED TERRACE IS BROUGHT INTO USE, a 1.7 metre high timber privacy screen shall be placed on western side of the raised terrace. The screen shall start from the rear building line of the existing dwellinghouse and extend to the full depth of the terrace as shown on approved drawing 02A and be permanently maintained as such.

Reason(s):

1. In the interests of safeguarding residential amenity of the neighbouring property.

Ward: Tay Bridgehead
Proposal: Single storey extension to side and rear of dwellinghouse
Location: 6 Hillview Road Balmullo Fife KY16 0DE
Applicant: Mr & Mrs Marshall 6 Hillview Road Balmullo Fife KY16 0DE
Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTENSION IS BROUGHT INTO USE, and unless otherwise agreed in writing with this Planning Authority, a 1.7 metre high timber privacy screen shall align the western edge of the decking area shown on approved drawing 04A. The privacy screen shall have a height of 1.7 metres as measured from the top of the deck and shall run from the rear building line of the existing dwellinghouse and extend to the full depth of the deck and be permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, no windows shall be formed off the east elevation of the extension hereby approved at a later date without the express consent of the Planning Authority.
3. BEFORE THE DEVELOPMENT IS OCCUPED, 2 off-street parking spaces as shown on approved drawing 1B shall be provided and shall be in accordance with the current Fife Council Transportation Development Guidelines and shall be thereafter be maintained and kept available as such for the lifetime of the development.

Reason(s):

1. In the interests of safeguarding residential amenity of neighbouring property.
2. In the interests of safeguarding the privacy and amenity of the neighbouring property.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

163 **Application No:** 21/02027/CLP

Date Decision Issued: 16/07/2021

Ward: Tay Bridgehead

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

Location: 24 Smithy Road Balmullo St Andrews Fife KY16 0BG

Applicant: Mr Neil Henderson 24 Smithy Road Ballmullo Fife KY16 0BG

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

Application Permitted - no conditions

164 **Application No:** 20/00430/FULL

Date Decision Issued: 22/07/2021

Ward: Tay Bridgehead

Proposal: Construction of surface water headwall outfall (in retrospect)

Location: Land At Seggie Farm Seggie Guardbridge Fife

Applicant: Mr Ryan Barker Broxden House Broxden Business Park Lamberkine Drive
Perth Scotland PH1 1RA

Agent: Euan McLaughlin Broxden House Broxden Business Park Lamberkine Drive
Perth PH1 1RA

Application Permitted with Conditions

Reason(s):

1. To ensure a satisfactory standard of local habitat quality.

Ward: Tay Bridgehead

Proposal: Erection of garage

Location: 51 Albert Street Tayport Fife DD6 9AT

Applicant: Mr Bill McRae 51 Albert St Tayport Scotland DD6 9AT

Agent: Liam Mckelvie 18 SOUTH TAY STREET DUNDEE UK DD1 1PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead

Proposal: External alterations to dwellinghouse, porch extension, raised patio and landscape works

Location: 9 Wellgate Street Newport On Tay Fife DD6 8HS

Applicant: Mr & Mrs J Narsapur 9 Wellgate Street Newport On Tay Fife DD6 8HS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY MODIFICATION OR REDUCTION TO THE WALL BUTTRESS LOCATED WITHIN THE REAR GARDEN TAKE PLACE, a supporting statement from a structural engineer shall be submitted for PRIOR approval in writing from this Planning Authority.

Reason(s):

1. In the interests of protecting the structural stability of the existing wall.

167 **Application No:** 21/01179/FULL

Date Decision Issued: 29/07/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to front of dwellinghouse, installation of 2 dormers (front and rear) and erection of double garage with workshop/store

Location: 80 Bay Road Wormit Fife DD6 8LZ

Applicant: Mr Callum Gibbs 80 Bay Road Wormit Fife DD6 8LZ

Agent: Saltire Architectural Services Laura McGregor 19A Bonnybank Road Dundee
Scotland DD1 2PH

Application Permitted - no conditions

168**Application No:** 21/01220/FULL

Date Decision Issued: 30/07/2021

Ward: Tay Bridgehead

Proposal: Formation of recessed rooftop balcony on flatted dwelling and installation of replacement window and rooflights

Location: 41 Cupar Road Newport On Tay Fife DD6 8DF

Applicant: Mr Rod Smith 41 Cupar Road Newport on Tay Fife DD6 8DF

Agent: Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Change of use from open space to allow for siting of 39 static holiday pitches and associated access, parking, landscaping and drainage infrastructure
Location: Clayton Caravan Park Clayton St Andrews Fife KY16 9YB
Applicant: Clayton Caravan Park Ltd Clayton Caravan Park Clayton St Andrews Scotland KY16 9YB
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The caravan site extension hereby approved shall be restricted to holiday usage only and shall not be occupied as a main or sole residence or as temporary or permanent residential accommodation. FOR THE AVOIDANCE OF DOUBT, the caravans shall not be occupied for a single stay longer than 12 continuous weeks in any calendar year.
2. BEFORE DEVELOPMENT STARTS ON SITE, final details of the external finishing materials of the caravans within the development site shall be submitted for the written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
3. BEFORE DEVELOPMENT STARTS ON SITE a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The development shall be completed in accordance with the details approved through this condition.
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. Vegetation (including trees) clearance shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.
6. The development shall fully adhere to the conclusions and recommendations outlined in the Ecological Assessment (dated 22 February 2020) approved as part of this application.
7. For the avoidance of doubt, the bases on which the caravans will be sited shall have a minimum finishing height of 5.5m AOD.

Reason(s):

1. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interests of visual amenity.
3. In the interests of visual amenity and biodiversity.
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 natural heritage; the trees within the site are suitable for nesting birds which are protected under the Wildlife and Countryside Act 1981.
6. In the interests of protecting the biodiversity of the area.
7. In the interest of flood protection; to ensure the caravans are sited above the 1 in 1000-year flood extent.

170 **Application No:** 21/01084/FULL

Date Decision Issued: 02/08/2021

Ward: Tay Bridgehead

Proposal: Installation of replacement dormer extension and formation of balcony to rear of dwellinghouse and raise roof ridge height

Location: 13 William Street Tayport Fife DD6 9HG

Applicant: Mr Dean Robertson 13 William Street Tayport Fife DD6 9HG

Agent:

Application Permitted - no conditions

171 **Application No:** 21/01570/FULL

Date Decision Issued: 02/08/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse

Location: 42 Hillpark Terrace Wormit Newport On Tay Fife DD6 8PN

Applicant: Mr & Mrs C. Swales 42 Hillpark Terrace Wormit Newport On Tay Fife DD6 8PN

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

Application Permitted - no conditions

172 **Application No:** 21/02282/CLP

Date Decision Issued: 02/08/2021

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (Proposed) for formation of window

Location: 16 Craigshannoch Road Wormit Newport On Tay Fife DD6 8ND

Applicant: Mr Joseph Kinloch 16 Craigshannoch Road Wormit Newport On Tay Fife DD6 8ND

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Single storey side extension, installation of door and alterations to existing shed
Location: Woodbank House 13 West Road Newport On Tay Fife DD6 8HH
Applicant: Mrs Rebecca Newey Woodbank House 13 West Road Newport-On-Tay Dundee Scotland DD6 8HH
Agent: Craig Anderson 16 Benvie Road Fowlis DUNDEE United Kingdom DD2 5SA

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

1. BEFORE ANY WORKS COMMENCE ON SITE, scaled existing and proposed site sections of the south-west boundary wall which extends from Woodmuir Crescent to the north-western edge of the proposed terrace as shown on approved drawings 01 and 09 shall be submitted for prior written approval from this Planning Authority. The sections shall include existing and proposed site levels in relation to the existing boundary wall, internal finished floor levels of the extension and the finished floor level of the outdoor terrace and shall include full mitigation details showing a timber privacy screen (including its colour) to be placed along this boundary. FOR THE AVOIDANCE OF DOUBT, the privacy screen shall extend to a height of not less than 1.6 metres as measured above the finished internal floor level of the proposed extension hereby approved.

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

2. BEFORE ANY WORKS COMMENCE ON SITE, and notwithstanding what is shown on the approved drawings, full material specifications for the following shall be submitted for prior approval in writing by the Planning Authority.
 - Zinc cladding to walls
 - RAL colour to fascia - to be a light grey colour
3. FOR THE AVOIDANCE OF DOUBT; the new stone lintel to the study window shall be constructed in natural stone of a colour and texture to match the existing stonework.

Reason(s):

1. In the interests of safeguarding the residential amenity of the neighbouring property.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.

Ward: Tay Bridgehead

Proposal: Alterations and extensions to dwellinghouse

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

Applicant: Mr Gavin Robertson 18 Balgove Road The Gauldry Newport-on-Tay DD6 8SH

Agent: Steve Quinn Castle Cottage 11 Castle Road Tayport Fife DD6 9AN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self- contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a separate dwellinghouse. Furthermore, the self-contained accommodation shall not be used, let or rented or otherwise disposed of other than as part of the existing dwellinghouse.
2. BEFORE THE DEVELOPMENT IS OCCUPIED, 2 off-street parking spaces, as shown on approved drawing number 02 shall be provided in accordance with the current Fife Council Parking Standards and thereafter maintained and kept available as such.
3. FOR THE AVOIDANCE OF DOUBT, the existing hedge curtilage boundary shall be maintained at a height to ensure privacy to neighbours gardens from the new extension windows located on the east, south and west elevations hereby approved, in so far as is within the applicants own control, for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional separate dwellinghouse.
2. In the interests of road safety; to ensure an adequate provision of off-street car parking with turning area be provided to allow cars to enter and leave the site in first gear.
3. In the interests of safeguarding the residential amenity of neighbouring property.

Ward: Tay Bridgehead

Proposal: Single storey extension to side, canopy extension to rear and replacement slate roof and window to rear utility room

Location: 15 Wellgate Street Newport On Tay Fife DD6 8HS

Applicant: Mr Edward Broughton Garland Villa 15 Wellgate Street Newport-on-Tay United Kingdom DD6 8HS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 06B, the set of patio doors on the north extension of the side extension hereby approved shall be finished externally in a light grey powder-coated aluminium unless otherwise agreed with this Planning Authority.
2. The new and replaced slate roof coverings shall closely match the slate on the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with the Planning Authority.
3. All new and/or replacement rainwater goods shall be finished in metal and coloured to match the existing water goods.
4. FOR THE AVOIDANCE OF DOUBT, the existing south-west boundary wall as seen from Hill Street shall be un-altered and all drainage arrangements between the boundary wall and the proposed side extension shall be fully hidden from public view.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.
4. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.

176 **Application No:** 21/02035/CLP

Date Decision Issued: 04/08/2021

Ward: Tay Bridgehead

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

Location: 14 Reform Street Tayport Fife DD6 9HX

Applicant: Mrs Valsamina Mavrommati 14 Reform Street Tayport Fife DD6 9HX

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

Application Permitted - no conditions

177 **Application No:** 21/02264/CLP

Date Decision Issued: 04/08/2021

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (Proposed) for alterations to dwellinghouse (change integral garage to habitable accommodation)

Location: 35 Provost Black Drive Tayport Fife DD6 9HD

Applicant: Mr Dennis Loftus 35 Provost Black Drive Tayport Fife DD6 9HD

Agent:

Application Permitted - no conditions

178**Application No:** 21/02215/CLP

Date Decision Issued: 06/08/2021

Ward: Tay Bridgehead

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

Location: 70 Elizabeth Street Tayport Fife DD6 9LX

Applicant: Mr G Mackin 70 Elizabeth Street Tayport Fife DD6 9LX

Agent: Elena Usabiaga 17 Claremont Bank Edinburgh United Kingdom EH7 4DR

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Construction of synthetic turf multi-use games area incorporating 3m high fencing and floodlights
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: Ian Simpson Bankhead Central Bankhead Park Glenrothes UK KY7 6GH

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

1. The approved MUGA shall only be used between 8 am and 10 pm, Monday to Friday and between 10 am and 9 pm, Saturday and Sunday unless otherwise agreed in writing with Fife Council as Planning Authority.
2. BEFORE ANY WORKS COMMENCE ON SITE; details of the specification for the permeable bitmac wearing course, subbase and geotextile shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter, the development shall be carried out in accordance with any approved details.

Reason(s):

1. In the interests of safeguarding the amenity of the surrounding area.
2. To ensure that adequate surface water management facilities are provided on site.

Ward: West Fife And Coastal Villages
Proposal: Erection of dwellinghouse with associated parking and erection of boundary fence
Location: Land To West Of Bayview Torryburn Fife
Applicant: Ms Nicola Laurie 89-8 Telford Road Edinburgh Scotland EH4 2SB
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. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority in consultation with the Torryburn and Newmills Community Council. No works shall be carried out on site until this Planning Authority has approved these details. Thereafter, the development shall be carried out in accordance with these approved details.
2. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; there shall be provided within the curtilage of the site two parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved site plan (Plan Reference 03). The parking spaces shall be retained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
4. PRIOR TO THE OCCUPATION OF THE HEREBY APPROVED DWELLING; all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs). This shall include the provision of adequate measures to intercept any surface water run-off from the site prior to it reaching the adjoining public footway.
5. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; all roadside boundary markers on the Main Street frontage of the plot shall be maintained at a height not exceeding 600mm above the adjacent road channel level for the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; the gradient of all side slopes adjacent to the public footway shall not exceed 1 in 2 at any point. This maximum gradient shall be retained for the lifetime of the development
7. BEFORE ANY WORKS START ON SITE; details of a suitable trespass proof fence of at least 1.8 metres in height and located adjacent to Network Rail's boundary shall be submitted to and approved in writing by Fife Council as Planning Authority. The approved fence shall be provided BEFORE THE DEVELOPMENT IS OCCUPIED and shall be retained and maintained for the lifetime of the development.
8. 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.

9. 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 8. 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.

10. 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.

11. BEFORE ANY WORKS START ON SITE; details showing the full specification of foundations (including supporting calculations and drawings identifying levels/dimensions in relation to the Forties Pipeline) for the approved dwellinghouse shall be submitted to and approved in writing by Fife Council as Planning Authority in consultation with the pipeline operator (INEOS FPS). The development shall, thereafter be carried out in accordance with any approved details.
12. The developer shall consult directly with INEOS FPS to ensure that site construction activities as well as ongoing access to pipeline for inspection, surveys, maintenance and repair, take full account of the Forties Pipeline. Evidence of this consultation process shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the colour of the external finishing materials are appropriate to the character of the area.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of public safety and the protection of Network Rail infrastructure.
8. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's

satisfaction.

10. To ensure all contamination within the site is dealt with.
11. In the interests of public safety and to ensure the continued safe operation of the Forties Pipeline.
12. In the interests of public safety and to ensure the continued safe operation of the Forties Pipeline.

181 **Application No:** 21/01440/FULL **Date Decision Issued:** 16/07/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

Applicant: Mr A Jocham 12 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

Agent: Albert Dunn 40 Polmont Park Polmont Falkirk Stirlingshire FK2 0XT

Application Permitted - no conditions

182**Application No:** 21/01154/FULL

Date Decision Issued: 30/07/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of hardstanding (retrospective)

Location: 3 Erskine Brae Culross Fife KY12 8HZ

Applicant: Mrs Karen Tarnawski 3 Erskine brae Culross Dunfermline Fife Ky12 8hz

Agent:

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of four dwellinghouses (substitution of housetypes on plots 9-12 - (amendment to planning reference 06/02754/WFULL)
Location: Areas 1 And 2 Daly Gardens High Valleyfield Fife
Applicant: Affordable Homes Scotland Balmule Farmhouse Balmule Kirkcaldy Scotland KY2 5XA
Agent: Sam Sweeney 38 Walker Terrace Tillicoultry Scotland FK13 6EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE OCCUPATION OF EACH RESPECTIVE DWELLING; there shall be provided within the curtilage of the site two parking spaces per dwelling, in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved site layout drawing (Plan Reference 02). The parking spaces shall be retained for the lifetime of the development.
2. BEFORE THE DEVELOPMENT IS OCCUPIED; the construction of the full width vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines
3. BEFORE THE DEVELOPMENT IS OCCUPIED; the hedges shown on the eastern and western boundaries of the site and as shown on the approved site layout drawing (Plan Reference 02) shall be set back a minimum distance of one metre from the rear of the public footway. All roadside boundary markers shall also be maintained at a height not exceeding 600mm above the adjacent road channel level for the lifetime of the development.
4. BEFORE THE OCCUPATION OF EACH RESPECTIVE DWELLING; the associated driveways/parking spaces shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

184**Application No:** 21/02274/FPN

Date Decision Issued: 04/08/2021

Ward: West Fife And Coastal Villages

Proposal: Prior Notification to extend road entrance by 50 metres

Location: Craigencaat Forest Craigencrowe Fife

Applicant: Scotswood Forestry 25 High Street Easton on the Hill Stamford UK PE9 3LN

Agent: Graham Newport 1 Duckburn Park Stirling Road Dunblane Scotland FK15
0EW

Application Permitted - no conditions