



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 8/7/2023 - 9/3/2023**

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

1 **Application No:** 23/01725/FULL **Date Decision Issued:** 16/08/2023

**Ward:** Buckhaven, Methil And Wemyss Villages

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

**Location:** 7 Eagle Road Buckhaven Leven Fife KY8 1HA

**Applicant:** Mrs J Brown 7 Eagle Road Buckhaven Scotland KY8 1HA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

2 **Application No:** 23/01352/FULL **Date Decision Issued:** 22/08/2023

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Two storey extension to side of dwellinghouse

**Location:** 36 Herd Crescent Methilhill Leven Fife KY8 2EA

**Applicant:** Miss Annie Graham 36 Herd Crescent Methilhill Leven Fife KY8 2EA

**Agent:** Geordie Graham 36 Herd Crescent Methilhill Leven Fife KY8 2EA

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed extension, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

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

3 **Application No:** 23/01669/FULL **Date Decision Issued:** 22/08/2023

**Ward:** Buckhaven, Methil And Wemyss Villages

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

**Location:** The White House 26 West Wynd Buckhaven Leven Fife KY8 1AS

**Applicant:** Mr & Mrs J. Stevenson The White House 26 West Wynd Buckhaven LEVEN  
U.K. KY8 1AS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

4 **Application No:** 23/00950/FULL **Date Decision Issued:** 25/08/2023

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** First floor extension to rear of dwellinghouse

**Location:** 16 Main Road East Wemyss Kirkcaldy Fife KY1 4RB

**Applicant:** Mrs Mechelle Crawford 16 Main Road East Wemyss Scotland KY1 4RB

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

5 **Application No:** 23/01731/FULL **Date Decision Issued:** 25/08/2023

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Installation of replacement windows

**Location:** 17 Main Street Coaltown Of Wemyss Kirkcaldy Fife KY1 4NT

**Applicant:** Wemyss Cottages Ltd Red House Wemyss Castle East Wemyss Fife  
Scotland KY1 4TE

**Agent:** Adam Johnston Earn House, Broxden Business Park Lamberkine Dr Perth  
Scotland PH1 1RA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

6 **Application No:** 23/01492/LBC **Date Decision Issued:** 11/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed building consent for internal alterations to remove existing internal stair to enable creation of new w.c. and cloakroom, and enlargement of existing bedroom

**Location:** 93 Kinghorn Road Burntisland Fife KY3 9EB

**Applicant:** Mr Clark Christie 93 Kinghorn Road Burntisland Fife KY3 9EB

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

7 **Application No:** 23/01957/FULL **Date Decision Issued:** 21/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

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

**Location:** 16 East Leven Street Burntisland Fife KY3 9DX

**Applicant:** Mr Joe Laird 16 East Leven Street Burntisland Fife KY3 9DX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



8 **Application No:** 23/01948/FULL **Date Decision Issued:** 22/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Installation of replacement windows and doors

**Location:** Swallow Craig Kilmundy Steading Newbigging Burntisland Fife KY3 0AQ

**Applicant:** David Milroy Swallow Craig Kilmundy Steading Newbigging Burntisland Fife KY3 0AQ

**Agent:** Richard Gillespie Suite 11, Stuart House Eskmills Business Park Station Road Musselburgh UK EH21 7PB

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

9 **Application No:** 23/01816/FULL **Date Decision Issued:** 24/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

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

**Location:** 1 Kirkton Drive Burntisland Fife KY3 0DD

**Applicant:** Mr Scott Moncreiff 1 Kirkton Drive Burntisland United Kingdom KY3 0DD

**Agent:** Kerr Hadden 15 Grange Road Burntisland United Kingdom KY3 0HH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

10 **Application No:** 23/01650/FULL **Date Decision Issued:** 28/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Erection of one-and-a-half storey extensions to front and rear

**Location:** 20 Carlin Craig Kinghorn Burntisland Fife KY3 9TY

**Applicant:** Mr Stewart Taylor Seal Carr 20 Carlin Craig Kinghorn Scotland KY3 9TY

**Agent:** Michael McGovern Montclair Bruce Terrace Kinghorn Scotland KY3 9TH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

11 **Application No:** 23/02027/FULL **Date Decision Issued:** 31/08/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Replace 2 windows with 2 aluminium louvres for ventilation

**Location:** Kinghorn Telephone Exchange South Overgate Kinghorn Fife

**Applicant:** BT Group Plc Telephone Exchange South Overgate Kinghorn Scotland KY3 9TS

**Agent:** Tim Woodall The Glass House Hopton Bank Hopton Wafers Kidderminster United Kingdom DY14 0QH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

12 **Application No:** 23/02038/FULL **Date Decision Issued:** 01/09/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Installation of replacement windows and door to flatted dwelling

**Location:** 30 Kirkbank Road Burntisland Fife KY3 9HZ

**Applicant:** Mrs Elizabeth Jones 30 Kirkbank Road Burntisland Fife KY3 9HZ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

13 **Application No:** 23/02039/LBC

**Date Decision Issued:** 01/09/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed Building Consent for installation of replacement windows and door to flatted dwelling

**Location:** 30 Kirkbank Road Burntisland Fife KY3 9HZ

**Applicant:** Mrs Elizabeth Jones 30 Kirkbank Road Burntisland Fife KY3 9HZ

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed main windows (Window 01 and 03-06 on the existing window elevations) hereby approved shall be timber framed, vertically sliding sash and case, painted white, and thereafter permanently maintained as such.

**Reason(s):**

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

14 **Application No:** 23/01165/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** Cowdenbeath

**Proposal:** Alterations to and change of use from industrial units (Class 5) to form storage unit (Class 6) with ancillary trade counter use

**Location:** Unit 9 To 12 Block 4 Woodend Industrial Estate Cowdenbeath Fife KY4 8HW

**Applicant:** Screwfix Direct Limited Trade House Mead Avenue Houndstone Business Park Yeovil England BA22 8RT

**Agent:** Charlotte Mills The Old Vyner Street Gallery 23 Vyner Street London England E2 9DG

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The trade counter customer area shall be limited to that shown in the approved drawings.
3. BEFORE THE COMMENCEMENT OF THE USE HEREBY APPROVED, there shall have been provided within the site eight parking spaces for vehicles and a servicing area, all in accordance with the current Fife Council Making Fife's Places Supplementary Guidance and as per the layout shown in the approved drawings. The parking spaces shall thereafter be retained for the lifetime of the development.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of the good planning of the area; to ensure the ancillary nature of the trade counter use.
3. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.

**Ward:** Cowdenbeath  
**Proposal:** Erection of 19 affordable dwellings and associated infrastructure (amendment to 21/03844/FULL - drainage strategy)  
**Location:** Former Valley House 44 Hill Street Cowdenbeath Fife  
**Applicant:** Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ  
**Agent:** EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
3. Before plots 9 and 10 hereby approved are occupied, the measures specified in Section 7.2 of the approved Noise Impact Assessment (New Acoustics - Valley House Residential Development Noise Impact Assessment 17th October 2022) shall be implemented in full and be retained for the lifetime of the development. For the avoidance of doubt, the mitigation measures include:
  - 10mm/(6-16)mm/6mm double glazing which has a sound reduction index of  $R_w (C;Ctr) = 35(-1; -3)$  dB for first floor windows on the rear elevations; and
  - 2m close boarded fence erected along the rear boundaries
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the approved Remedial Action Statement (DRM Remedial Strategy Report January 2022);. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

5. Prior to occupation of the first house, the provision of a pedestrian/cyclist link through the site between Hill Street and High Street shall be constructed in full. For the avoidance of doubt, the existing vehicular access between nos. 100 & 102 High Street shall be upgraded to a shared surface street.
6. Prior to occupation of the first dwelling, the approved SUDs as specified and hereby approved shall be fully installed and commissioned. The scheme shall be signed off by a suitably qualified drainage engineer following installation and be retained and maintained in an operational manner for the lifetime of the development.
7. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.



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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of the consent.
3. In the interest of residential amenity; to ensure maximum noise levels are met.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interest of sustainability; to ensure the site is permeable for pedestrians.
7. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.

16 **Application No:** 23/02150/ADV

**Date Decision Issued:** 15/08/2023

**Ward:** Cowdenbeath

**Proposal:** Display of non-illuminated ATM sign and surround to front of property

**Location:** 12 Main Street Kelty Fife KY4 0AA

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

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

**Application Permitted - no conditions**

17 **Application No:** 23/00908/FULL

**Date Decision Issued:** 22/08/2023

**Ward:** Cowdenbeath

**Proposal:** Siting of a static caravan to be used for purposes ancillary to use of dwellinghouse (Class 9)

**Location:** 153 Cocklaw Street Kelty Fife KY4 0DH

**Applicant:** Mr Sacha Doolan 153 Cocklaw Street Kelty Fife KY4 0DH

**Agent:**

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT HEREBY APPROVED IS FIRST BROUGHT INTO USE, screen fencing shall have been erected to negate overlooking of the rear garden of the existing property to the west of the site, in accordance with details which shall have been submitted to and approved in advance in writing by the planning authority, which details shall show (in plan and section) the relationships between the caravan, the screen fence, the mutual boundary and the rear garden of the existing property to the west of the site. The approved screen fence shall thereafter be retained in situ throughout the lifetime of the development hereby approved.
3. Notwithstanding the provisions of The Town and Country Planning (Scotland) Act 1997 (as amended) and The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) (or any legislation revoking and re-enacting these with or without modification), the use of the static caravan hereby approved shall be limited to purposes ancillary to and/or incidental to the enjoyment of the dwellinghouse.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to avoid harmful overlooking of neighbouring residential property.
3. For the avoidance of doubt as to the development hereby approved and in the interests of good planning.

18 **Application No:** 23/01923/FULL

**Date Decision Issued:** 24/08/2023

**Ward:** Cowdenbeath

**Proposal:** Single storey extension to side, replacement single storey extension, platform, steps and balustrade to rear and replacement roof covering to dwellinghouse

**Location:** 62 Barclay Street Cowdenbeath Fife KY4 9LD

**Applicant:** Miss M Shevas 62 Barclay Street Cowdenbeath KY4 9LD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

19 **Application No:** 23/01807/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Cowdenbeath

**Proposal:** Alterations and extension to and change of use from restaurant (Class 3) to form dwellinghouse (Class 9) and shop (Class 1A) (demolition of existing structures) and associated development

**Location:** 250 High Street Cowdenbeath Fife KY4 9NP

**Applicant:** Mr J. Singh 250 High Street Cowdenbeath Fife KY4 9NP

**Agent:** Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik Scotland EH26 9NJ

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The dwellinghouse hereby approved shall not be brought into use in advance of the existing restaurant use having permanently ceased, whether by the shop use hereby approved having been instituted or otherwise.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of the residential amenity of the dwellinghouse hereby approved; to avoid an unacceptable juxtaposition of dwellinghouse and restaurant uses.

20 **Application No:** 23/02114/CLP

**Date Decision Issued:** 07/08/2023

**Ward:** Cupar

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

**Location:** Tanglewood Cupar Road Cupar Muir Cupar Fife KY15 5RH

**Applicant:** Mr Judith Fusaro Tanglewood Cupar Road Cupar Muir United Kingdom KY15 5RL

**Agent:**

**Application Permitted - no conditions**

**Ward:** Cupar

**Proposal:** Erection of dwellinghouse with associated access and parking (renewal of planning permission 19/01523/FULL)

**Location:** Land North Of Denhall House Kemback Bridge Kemback Fife

**Applicant:** Janet And Jonathan Shelley Denhall House Kemback Bridge Cupar Fife KY15 5TR

**Agent:**

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwellinghouse, 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. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the dwellinghouse, there shall be 3 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.
5. Prior to any works starting on site, visibility splays of 2m x 43m shall be provided to the North and 2m x 60m to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the first dwellinghouse being occupied confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.

**Ward:** Cupar

**Proposal:** Erection of dwellinghouse and pool building with associated access, parking and landscaping (renewal of planning permission 18/00021/FULL)

**Location:** Land To West Of Pittormie Farm Pittormie Dairsie Fife

**Applicant:** Mrs Emily Morrison Wards Estate Gartocharn West Dunbartonshire G83 8SB

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. PRIOR TO OCCUPATION of the dwellinghouse, the first 3 metres of the access 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 OCCUPATION of the dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
4. PRIOR TO OCCUPATION of the dwellinghouse, there shall be 3 off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Services Development Guidelines.
5. PRIOR TO OCCUPATION of the dwellinghouse, 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, the turning area shall be formed outwith the parking areas.
6. PRIOR TO OCCUPATION of the dwellinghouse, visibility splays of 3m x 210m shall be provided to the left and to the right of the driveway access onto the A91 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.
7. The total noise from all plant, machinery or equipment associated with the pool building shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.
8. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, details of the boundary treatments and landscaping as per Plan 17A shall be submitted to, and thereafter approved in writing by, Fife Council as Planning Authority. For the avoidance of doubt the hedge planting shall be a form of species rich native hedgerow. Thereafter, the planting shall be implemented in the first planting season following the completion of the development.
9. PRIOR TO COMMENCEMENT of development details including samples of the proposed roof slates, timber render and natural stone as per Drawing 14A shall be submitted to, and approved in writing by, Fife Council as Planning Authority.
10. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt no residential units hereby approved shall be used for Housing in Multiple Occupation.
11. Prior to work commencing on site, a surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020) shall be submitted to Fife Council as Planning Authority for written approval and implemented as per the approval thereafter unless as agreed in writing.

**Reason(s):**

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.



3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interests of protecting residential amenity
8. n the interests of visual amenity and enhancing biodiversity.
9. In order to retain and protect the character of the surrounding built and natural environment.
10. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
11. To ensure appropriate drainage is provided.

**Ward:** Cupar  
**Proposal:** The construction and operation of a proposed ground mounted 3.5MW solar PV array, supporting energy infrastructure and associated site works.  
**Location:** Uthrogle Mills Carslogie Cupar Fife KY15 4PD  
**Applicant:** BayWa R.e Operation Services Limited Percivals Barn Fairfield Farm Upper Weald Milton Keynes United Kingdom MK19 6EL  
**Agent:** Beth Thomas Mabbett House 11 Sandyford Place Glasgow United Kingdom G3 7NB

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE; full details of the external finishing colour of the security fencing and gates shall be submitted to and approved in writing by Fife Council as planning authority.
3. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of landscaping, including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, boundary treatments and hedges to be planted, and the extent and profile of any areas of earth mounding, shall be submitted to, and approved in writing by, Fife Council as planning authority. This scheme of landscaping shall also include details of the future management and aftercare of the proposed landscaping and planting and shall specify that any plants which are dead, damaged, missing, diseased or fail to establish within 5 years of the date of planting shall be replaced annually. The scheme of landscaping as approved shall be implemented within the first planting season following the completion of the development and thereafter be maintained, for the lifetime of the planning permission hereby granted, in accordance with the ecological mitigation and enhancements as set out in Sections 5.5 and 5.6 of the hereby approved Preliminary Ecological Assessment (Mabbett, March 2023).
4. BEFORE ANY WORKS COMMENCE ON SITE; a CEMP - Construction Environmental Management Plan (comprising a Construction Method Statement, a Management Plan, an Environmental Protection Plan and a Scheme of Works to mitigate the effects on sensitive premises/areas from dust, noise and vibration relating to construction activities on site) shall be submitted to, and approved in writing by, Fife Council as planning authority. FOR THE AVOIDANCE OF DOUBT, 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" shall be consulted. All construction works shall then be carried out in full accordance with the approved details.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by Fife Council as 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 Fife Council as 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](http://www.fifedirect.org.uk/contaminatedland).
6. NO ENERGISATION OF THE SOLAR PV FACILITY SHALL COMMENCE until the risk of actual or potential land contamination at the site has been investigated and a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by Fife Council as 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 Fife Council as 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](http://www.fifedirect.org.uk/contaminatedland).

7. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the 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.
8. No tree works, or scrub clearance, shall occur on site from 1st March through to 31st August, inclusive, each year unless otherwise agreed in writing with this planning authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, inclusive, an appropriate bird survey shall be carried out by a Suitably Qualified Ecologist (SQE) within 48 hours prior to works commencing in the proposed clearance area. Confirmation of the survey and ecological permission to proceed with the clearance works shall be submitted to this planning authority as proof of Condition Compliance. This proof should usually be in the form of a Site Note/Site Visit Report issued by the Suitably Qualified Ecologist.
9. The permission hereby granted shall be for a period of 40 (FORTY) years from the date of energisation of the project (such date to be notified in writing in advance to Fife Council as planning authority) and, on expiry of that period, the solar farm and all ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated to the satisfaction of Fife Council as planning authority, taking into account the provisions of conditions 10 and 11 of the planning permission hereby granted, all unless retained with the express prior planning application approval of Fife Council as planning authority.
10. 12 months prior to the decommissioning of the solar farm facility, an ecological survey, carried out by a suitably qualified ecologist, shall be submitted for the prior written approval of Fife Council as planning authority, identifying any ecological constraints arising from decommissioning activities, any areas where new habitats that may have established need to be retained, and where any unavoidable loss of new habitat occasioned by decommissioning activities may need to be compensated for (on or off-site).
11. 6 months prior to the decommissioning of the solar farm facility, a decommissioning and site restoration scheme shall be submitted for the prior written approval of Fife Council as planning authority, detailing how plant and equipment located within the site of the development hereby approved would be decommissioned and removed, informed by the ecological survey required by condition 10 of the planning permission hereby approved.
12. UNLESS OTHERWISE AGREED IN WRITING WITH FIFE COUNCIL AS PLANNING AUTHORITY, if the solar farm facility fails to export electricity to the Uthrogle Mill complex for a continuous period of 12 months, the Company shall; (i) by no later than the date of expiration of the 12 month period, submit a scheme to Fife Council as planning authority setting out how the solar farm facility and its ancillary equipment and associated infrastructure shall be removed from the site and the ground fully restored; and (ii) following written approval of the scheme by Fife Council as planning authority, implement the approved scheme within six months of the date of its approval, all to the satisfaction of Fife Council as planning authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity.
3. In the interests of biodiversity enhancement and in the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term, and to ensure a satisfactory standard of local environmental quality.
4. In the interests of safeguarding amenity.
5. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.

6. To provide satisfactory verification that remedial action has been completed to the satisfaction of Fife Council as planning authority.
7. To ensure all contamination within the site is dealt with.
8. In order to avoid disturbance during bird breeding seasons.
9. In the interests of visual amenity; in order that the planning authority retains control of the site after the period of planning permission expires.
10. In the interests of visual amenity; in order that the planning authority retains control of the site after the development period expires and in the interests of protecting the ecology of the site and surrounding area, including new habitats that may have established over the period of planning permission.
11. In the interests of maintaining adequate control of the solar farm facility should it become redundant, and to ensure that the site is restored.

24 **Application No:** 23/01424/FULL

**Date Decision Issued:** 30/08/2023

**Ward:** Cupar

**Proposal:** Installation of replacement roof tiles

**Location:** 10 Barony Millgate Cupar Fife KY15 5ER

**Applicant:** Mr Stuart Moncur 8 Douglas Gardens Carnoustie United Kingdom DD7 7DH

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

25 **Application No:** 23/02383/CLP

**Date Decision Issued:** 01/09/2023

**Ward:** Cupar

**Proposal:** Certificate of Lawfulness - Proposed for single storey extension and formation of raised platform to rear of dwellinghouse

**Location:** 21 Holly Park Cupar Fife KY15 5DB

**Applicant:** Mrs Gina Marshall 21 Holly Park Cupar Fife KY15 5DB

**Agent:** Ross Greig 82 Orchard Way Inchtute PH14 9RU

**Application Permitted - no conditions**

26 **Application No:** 23/01547/FULL

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

**Ward:** Dunfermline Central

**Proposal:** Change of use from hostel (Class 7) including removal of link building to form offices/ training facility (Class 4) and 8 flatted dwellinghouses (Sui Generis) and extensions and alterations

**Location:** James Bank James Street Dunfermline Fife KY12 7QE

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

27 **Application No:** 23/01846/FULL

**Date Decision Issued:** 09/08/2023

**Ward:** Dunfermline Central

**Proposal:** Erection of domestic garage

**Location:** Westerdale House Pitfirrane Lundin Road Crossford Dunfermline Fife KY12 8RQ

**Applicant:** Mr and Mrs Cameron & Janice Sinclair Westerdale House Lundin Road Crossford United Kingdom KY12 8RQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



28 **Application No:** 23/01647/FULL

**Date Decision Issued:** 22/08/2023

**Ward:** Dunfermline Central

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

**Location:** North Lower Brucefield House Malcolm Street Dunfermline Fife KY11 4TH

**Applicant:** Mr John Beatson North Lower Brucefield House Brucefield Dunfermline Fife KY11 4TH

**Agent:** Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

29 **Application No:** 23/01648/LBC

**Date Decision Issued:** 22/08/2023

**Ward:** Dunfermline Central

**Proposal:** Listed Building Consent for a single storey extension to side of dwellinghouse

**Location:** North Lower Brucefield House Malcolm Street Dunfermline Fife KY11 4TH

**Applicant:** Mr John Beatson North Lower Brucefield House Malcolm Street Dunfermline  
Fife KY11 4TH

**Agent:** Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

**Application Permitted - no conditions**

30 **Application No:** 23/01175/LBC

**Date Decision Issued:** 23/08/2023

**Ward:** Dunfermline Central

**Proposal:** Listed building consent for internal and external works including formation of raised platform and fencing and installation of slate vents and replacement rooflights

**Location:** 30 Queen Anne Street Dunfermline Fife KY12 7AY

**Applicant:** Mr Kam Tong MAN Torridon House Torridon Lane Rosyth KY11 2EU

**Agent:** Michael Roy 10 Bowhill View Cardenden KY5 0NP

**Application Permitted - no conditions**

31 **Application No:** 23/01474/FULL **Date Decision Issued:** 28/08/2023

**Ward:** Dunfermline Central

**Proposal:** Change of use from shop (class 1A) to betting office (sui generis) and external alterations including re-painting, installation of replacement door, replacement air conditioning units and new satellite dishes to roof

**Location:** 85A High Street Dunfermline Fife KY12 7DR

**Applicant:** Ms J Crump 1 Stratford Place Westfield Stratford City Monfichet Road London E20 1EJ

**Agent:** Altine Elias 137 Newhall Street Birmingham United Kingdom B3 1SF

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

32 **Application No:** 23/01864/FULL

**Date Decision Issued:** 28/08/2023

**Ward:** Dunfermline Central

**Proposal:** Installation of replacement window and associated alterations

**Location:** 133 High Street Dunfermline Fife KY12 7DR

**Applicant:** Barclays Bank Plc Churchill Place 1 Churchill Place Canary Wharf London  
United Kingdom E14 5HP

**Agent:** Patrick Chiu 7th Floor, Aldgate House 33 Aldgate High Street, London United  
Kingdom EC3N 1AG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

33 **Application No:** 23/01965/LBC

**Date Decision Issued:** 28/08/2023

**Ward:** Dunfermline Central

**Proposal:** Listed building consent for internal alterations

**Location:** The Guildhall And Linen Exchange 79 High Street Dunfermline Fife KY12 7DR

**Applicant:** Ms Rachel Burton Wetherspoon House Reeds Crescent Watford United Kingdom WD24 4QL

**Agent:** Harrison Ince Sunhouse 2-4 Little Peter Street Knott Mill Manchester England M15 4PS

**Application Permitted - no conditions**

34 **Application No:** 23/02026/DPN **Date Decision Issued:** 30/08/2023

**Ward:** Dunfermline Central

**Proposal:** Prior Notification for Demolition of buildings

**Location:** Queensferry View Pitreavie Way Pitreavie Business Park Dunfermline Fife

**Applicant:** Fife Group Ltd Unit 1 Waverley Road Mitchelston Industrial Estate Kirkcaldy  
Fife KY1 3NH

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

**Application Permitted - no conditions**

35 **Application No:** 23/01172/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Dunfermline Central

**Proposal:** Change of use from office (Class 2) to 2 No. flatted dwellings (Sui Generis) and external alterations including formation of raised platform and fencing and installation of slate vents and replacement rooflights

**Location:** 30 Queen Anne Street Dunfermline Fife KY12 7AY

**Applicant:** Mr Kam Tong Man Torridon House Torridon Lane Rosyth Scotland KY11 2EU

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS OCCUPIED the proposed noise mitigation and ventilation measures as specified within the submitted noise impact assessment report (Plan Reference 17) dated 16th February 2023 and proposed floor plans (Plan Reference 09A and 10A) shall be carried out in full and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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



36 **Application No:** 23/01773/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Dunfermline Central

**Proposal:** Installation of 6 electric vehicle charging points including infrastructure

**Location:** Dobbies Garden Centre Whimbrel Place Dunfermline Fife KY11 8EX

**Applicant:** Gridserve Sustainable Energy Ltd. Thorney Weir House Thorney Mill Road Iver  
SL0 9AQ

**Agent:** Leo Horton-Taylor DESG 11-13 Penhill Road Cardiff Wales CF11 9PQ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

37 **Application No:** 23/01993/CLE

**Date Decision Issued:** 09/08/2023

**Ward:** Dunfermline North

**Proposal:** Certificate of lawfulness (existing) for change of use of dwellinghouse (Class 9) to short term let (sui generis)

**Location:** 15 Foundry Street Dunfermline Fife KY12 9DD

**Applicant:** Mr Blair Ramsay 15 Foundry Street Dunfermline Scotland KY12 9DD

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

**Application Permitted - no conditions**

38 **Application No:** 23/01550/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** Dunfermline North

**Proposal:** Change of use from retail unit (Class 1A) to cafe (Class 3)

**Location:** 2D The Depot Winterthur Lane Dunfermline Fife KY12 9FY

**Applicant:** Ms Izabela Knut Willow Lodge Muirside Road Cairneyhill Fife KY12 8XP

**Agent:** Eric Carlin 93 Carseview Tullibody GB FK10 2SR

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

39 **Application No:** 23/01768/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** Dunfermline North

**Proposal:** Change of use from flatted dwelling (Sui Generis) to form extension to beauty salon (Class 1A) and associated external works

**Location:** 25 Townhill Road Dunfermline Fife KY12 0QY

**Applicant:** Mrs S Mitchell Absolute Beauty Salon 25 Townhill Road Dunfermline United Kingdom KY12 0QY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

40 **Application No:** 21/01957/NMV1

**Date Decision Issued:** 15/08/2023

**Ward:** Dunfermline North

**Proposal:** Application for matters specified by condition of application 13/03683/EIA for erection of 61 residential units within phase 1C with associated roads and landscape works (Non Material Variation to amend the access to the SUDs basin to 21/01957/ARC)

**Location:** Land To West Of Main Road Wellwood Fife

**Applicant:** Mr Kenny Mitchell Broxden House Lamberkin Drive Perth Scotland PH1 1RA

**Agent:**

**Application Permitted - no conditions**

41 **Application No:** 23/01963/CLP

**Date Decision Issued:** 24/08/2023

**Ward:** Dunfermline North

**Proposal:** Certificate of lawfulness (proposed) for the resurfacing of tennis court to form animal exercise area for domestic use and alterations to fence to form gate

**Location:** Bonnyton House Craiguscar Road Milesmark Dunfermline Fife KY12 9HT

**Applicant:** Mr Don Barker Bonnyton House Craiguscar Road Dunfermline United Kingdom KY12 9HT

**Agent:**

**Application Permitted - no conditions**

42 **Application No:** 23/01627/FULL

**Date Decision Issued:** 28/08/2023

**Ward:** Dunfermline North

**Proposal:** Change of use from retail unit (Class 1A) to form ancillary accommodation to dwellinghouse (Class 9 )

**Location:** 15 Henderson Street Kingseat Dunfermline Fife KY12 0TP

**Applicant:** Mr Rudi Tanner 15 Henderson Street Kingseat United Kingdom KY12 0TP

**Agent:** Stewart Kemp 4 Towerview Court Auchtermuchty Cupar Fife KY14 7AN

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

43 **Application No:** 23/02297/CLP

**Date Decision Issued:** 21/08/2023

**Ward:** Dunfermline South

**Proposal:** Certificate of Lawfulness - Proposed for formation of doors and raised platform to rear of dwellinghouse

**Location:** 42 Pitbauchlie Bank Dunfermline Fife KY11 8DP

**Applicant:** Mrs L Mitchell 42 Pitbauchlie Bank Dunfermline Scotland KY11 8DP

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

**Application Permitted - no conditions**



44 **Application No:** 23/02308/CLP

**Date Decision Issued:** 23/08/2023

**Ward:** Dunfermline South

**Proposal:** Certificate of Lawfulness - Proposed for single storey extension and formation of raised platform to rear of dwellinghouse

**Location:** 26 Maclean Walk Dunfermline Fife KY11 8TX

**Applicant:** Mr & Mrs S Rankin 26 Maclean Walk Dunfermline KY11 8TX

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

**Application Permitted - no conditions**

45 **Application No:** 23/02137/CLP

**Date Decision Issued:** 24/08/2023

**Ward:** Dunfermline South

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

**Location:** 29 Dunnock Road Dunfermline Fife KY11 8QE

**Applicant:** Mr Barry Adamson 29 Dunnock Road Dunfermline Fife KY11 8QE

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

**Application Permitted - no conditions**

46 **Application No:** 23/02241/CLP

**Date Decision Issued:** 30/08/2023

**Ward:** Dunfermline South

**Proposal:** Certificate of lawfulness (proposed) for conversion of integral garage to form habitable accommodation

**Location:** 52 Tarmachan Road Dunfermline Fife KY11 8LA

**Applicant:** Mr & Mrs R Brown 52 Tarmachan Road Dunfermline Fife KY11 8LA

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

**Application Permitted - no conditions**

47 **Application No:** 23/00953/FULL

**Date Decision Issued:** 09/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows and alterations to widen existing gate to dwellinghouse

**Location:** 42 West Forth Street Cellardyke Anstruther Fife KY10 3HL

**Applicant:** Craig Buchanan Lower Flat 42 West Forth Street Cellardyke Anstruther Fife KY10 3HL

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed ground and first floor windows hereby approved shall be finished in white painted timber framed vertically sliding sash and case windows, traditionally constructed to match existing and thereafter permanently maintained as such with no visible trickle vents.
3. All stone details and repairs to the boundary wall shall be constructed in natural stone of a colour and coursing to match the existing stonework.

**Reason(s):**

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

48 **Application No:** 23/01354/FULL

**Date Decision Issued:** 09/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and replacement windows to the front of dwellinghouse

**Location:** Forthview 84 High Street Earlsferry Leven Fife KY9 1AQ

**Applicant:** Mr Bruce Hodges Forthview 84 High Street Earlsferry Leven Fife KY9 1AQ

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed render to the external walls hereby approved shall be finished in a stone/buff lime render (no silicone).

**Reason(s):**

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

49 **Application No:** 23/01572/FULL **Date Decision Issued:** 09/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Enlargement of existing rear dormer to dwellingouse

**Location:** Sea Braes East End Cellardyke Anstruther Fife KY10 3AW

**Applicant:** Mr & Mrs John & Eleanor Seed & Husdson Sea Braes East End Cellardyke Anstruther Fife KY10 3AW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

50 **Application No:** 23/01635/LBC

**Date Decision Issued:** 09/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of ATM and display of internally illuminated signage

**Location:** A And A Stores Ground Floor 24 High Street East Anstruther Fife KY10 3DQ

**Applicant:** Ms Ann-Marie Porter Willow House Beckland Milton Keynes United Kingdom MK14 6EU

**Agent:** Desmond Ager 1 Turner Cottages 33 Charterhouse Road 33 Charterhouse Road Godalming United Kingdom GU7 2AG

**Application Permitted - no conditions**

51 **Application No:** 23/01462/FULL **Date Decision Issued:** 10/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of boundary fence

**Location:** 19 West Shore Pittenweem Anstruther Fife KY10 2NU

**Applicant:** Ms Krystyna Campbell 19 West Shore Pittenweem Anstruther Fife KY10 2NU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



52 **Application No:** 22/04143/FULL

**Date Decision Issued:** 13/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of storage shed (class 6)

**Location:** The Golf House Club N Golf Club Lane Elie Leven Fife KY9 1AS

**Applicant:** Mr Gavin Cook Golf House Club Golf Club Lane Elie Leven United Kingdom  
KY9 1AS

**Agent:** Michael Nisbet Biggar Business Park 1 Market Road Biggar United Kingdom  
ML12 6FX

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

53 **Application No:** 23/00771/FULL

**Date Decision Issued:** 13/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of ground mounted solar panel array

**Location:** Chesterhill Boarhills St Andrews Fife KY16 8PP

**Applicant:** Miss Louise Roger Chesterhill Steading 4 Boarhills St Andrews Fife KY16 8PP

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Change of use from open space to private garden ground, erection of domestic outbuilding and formation of car parking**Location:** 1 Reaper Lane Anstruther Fife KY10 3FR**Applicant:** Mr Marcus Pennington 1 Reaper Lane Anstruther Fife KY10 3FR**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the parking layout shown on the proposed site plan submitted (Drawing number 03) is NOT hereby approved and no parking shall be located to the south-east of the proposed outbuilding hereby approved. The proposed parking shall be located to the north-west of the proposed outbuilding as agreed with Fife Council's Transportation Development Management Team and a forward visibility of 2m x 25m shall be provided and maintained clear of all obstructions until such a time that the development site is no longer used for parking.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

5. 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 3. 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.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road and pedestrian safety; to ensure the provision of adequate visibility splays and to minimise conflicts of vehicular movements at the junction between Pittenween Road (A917) and the private access (Reaper Lane).
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.

55 **Application No:** 23/00099/FULL

**Date Decision Issued:** 14/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use from agricultural land to allow siting of short-term holiday accommodation and associated drainage

**Location:** Lochton Farm Lochton Crail Anstruther Fife KY10 3XE

**Applicant:** Mrs Alison Smith Lochton Farm Lochton Crail Anstruther Fife KY10 3XE

**Agent:** Tom Woof Furrow Green Farm Wharton Kirkby Stephen Cumbria CA17 4LQ

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the short-term holiday accommodation unit, there shall be 2 No. off street parking spaces provided as shown at the location on the drawing entitled 07 - SITE PLAN SHOWING PARKING AREA in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

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

56 **Application No:** 23/00905/FULL

**Date Decision Issued:** 14/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use of flatted dwelling (Sui Generis) to use short term let

**Location:** 3 Kirkmay House Marketgate North Marketgate Crail Anstruther Fife KY10 3TH

**Applicant:** Mr Andrew Mills Kirkmay House 7-3 Marketgate North Crail Fife KY10 3TH

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

57 **Application No:** 23/00783/LBC

**Date Decision Issued:** 15/08/2023

**Ward:** East Neuk And Landward

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

**Location:** Bank House The Vennel Elie Leven Fife KY9 1DR

**Applicant:** Mrs Lynne Leonard Bank House The Vennel Elie Leven Fife KY9 1DR

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such to match existing with no visible trickle vents unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

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

58 **Application No:** 23/01182/FULL

**Date Decision Issued:** 15/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Extension to pavilion

**Location:** Kingsbarns Golf Links Kingsbarns St Andrews Fife KY16 8QD

**Applicant:** Mr Innes Knight Kingsbarns Golf Links Kingsbarns St. Andrews United Kingdom KY16 8QD

**Agent:** Alex Mackenzie 3rd Floor West 211 Dumbarton Road Glasgow United Kingdom G11 6AA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



59 **Application No:** 23/01499/FULL **Date Decision Issued:** 15/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of extractor fan vents and rooflights to rear

**Location:** The Honey Pot 6 High Street Crail Anstruther Fife KY10 3TD

**Applicant:** Mrs Linda Sneddon The Honey Pot 6 High Street Crail Anstruther Fife KY10 3TD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

60 **Application No:** 23/01528/FULL

**Date Decision Issued:** 15/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to flatted dwelling

**Location:** Bank House The Vennel Elie Leven Fife KY9 1DR

**Applicant:** Mrs Lynne Leonard Bank House The Vennel Elie Leven Fife KY9 1DR

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such to match existing with no visible trickle vents unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category C Listed Building and Elie and Earlsferry Conservation Area is maintained.

61 **Application No:** 23/01752/LBC **Date Decision Issued:** 16/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for replacement advert panel and vinyl surround to ATM machine

**Location:** Royal Bank House 13 Bank Street Elie Leven Fife KY9 1BW

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

62 **Application No:** 23/01755/ADV

**Date Decision Issued:** 16/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Display of replacement advert panel and vinyl surround to ATM machine

**Location:** Royal Bank House 13 Bank Street Elie Leven Fife KY9 1BW

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

63 **Application No:** 23/01521/LBC

**Date Decision Issued:** 17/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for two storey extension to rear of dwellinghouse to connect existing outbuilding and internal alterations

**Location:** 9 West Shore Pittenweem Anstruther Fife KY10 2NU

**Applicant:** Mr Jamie Scott 9 West Shore Pittenweem Anstruther Fife KY10 2NU

**Agent:** David Lawrie 15 Sunnyside Avenue Brightons United Kingdom FK2 0GE

**Application Permitted with Conditions**

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

1. The proposed bricked up doorways facing West Wynd hereby approved shall be finished in a natural stone of a colour and coursing to match the existing boundary wall stonework.
2. FOR THE AVOIDANCE OF DOUBT, all repair works to the external finishes of the building shall match those of the existing materials. A traditional mortar mix shall be used for all the repair and repointing works consisting of lime and aggregate (no cement).

**Reason(s):**

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

64 **Application No:** 23/01522/FULL

**Date Decision Issued:** 17/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Two storey extension to rear of dwellinghouse to connect existing outbuilding

**Location:** 9 West Shore Pittenweem Anstruther Fife KY10 2NU

**Applicant:** Mr Jamie Scott 9 West Shore Pittenweem Anstruther Fife KY10 2NU

**Agent:** David Lawrie 15 Sunnyside Avenue Brightons United Kingdom FK2 0GE

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed bricked up doorways facing West Wynd hereby approved shall be finished in a natural stone of a colour and coursing to match the existing boundary wall stonework.
3. FOR THE AVOIDANCE OF DOUBT, all repair works to the external finishes of the building shall match those of the existing materials. A traditional mortar mix shall be used for all the repair and repointing works consisting of lime and aggregate (no cement).

**Reason(s):**

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

65 **Application No:** 23/00518/LBC

**Date Decision Issued:** 18/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for internal and external alterations for replacement roofing, formation of rooflights and installation of new windows, doors and solar panels including associated downtakings

**Location:** The Steadings Kinaldy Farm Lathockar St Andrews Fife KY16 8NA

**Applicant:** Mr Peter Kolakovic C/o Sinclair Watt Architects Quayside House Dock Road Methil Dock Business Park Methil Scotland KY8 3SR

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

**Application Permitted - no conditions**

**Ward:** East Neuk And Landward**Proposal:** Change of use and refurbishment of steading to form dwellinghouse (Class 9) including installation of windows and doors and rooflights and solar panels including replacement of roofing and formation of hardstanding and ancillary drainage**Location:** The Steadings Kinaldy Farm Lathockar St Andrews Fife KY16 8NA**Applicant:** Mr Peter Kolakovic C/o Sinclair Watt Architects Quayside House Dock Road Methil Dock Business Park Methil Fife KY8 3SR**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil Fife KY8 3SR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the proposed dwellinghouse, off street parking shall be provided as shown on Drawing No. H1679 AL (0) 04 B (Fife Council Drawing 03B), in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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



working days.

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

6. The proposed development hereby approved shall be developed in compliance with the Bat Protection Plan outlined within Section 6 of the bat report prepared by Wellriggs Ecology and Outdoor Learning LTD dated the 28th of June 2023 (Drawing Number 16).

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interests of safeguarding a protected species; to ensure the development does not cause harm to bats.

67 **Application No:** 23/01884/LBC

**Date Decision Issued:** 18/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for the installation of 6 No. replacement windows to front of dwellinghouse

**Location:** Two Ways 24 High Street Earlsferry Leven Fife KY9 1AG

**Applicant:** Mr Gordon McQuilkin Two Ways 24 High Street Earlsferry Leven Fife KY9 1AG

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of those windows hereby approved.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.

68 **Application No:** 23/01244/FULL

**Date Decision Issued:** 22/08/2023

**Ward:** East Neuk And Landward

**Proposal:** External alterations including painting of external wall, windows surrounds and frames and entrance door to front elevation of Public House including residential accommodation above (in retrospect)

**Location:** The Boat House 28 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Mr Alan Thrupp 27 Glenogil Gardens Cellardyke Anstruther Scotland KY10 3ET

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

**Application Permitted - no conditions**

69 **Application No:** 23/01271/LBC

**Date Decision Issued:** 22/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for painting of front elevation to Public House and residential accommodation above (works carried out)

**Location:** The Boat House 28 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Mr Alan Thrupp 27 Glenogil Gardens Cellardyke Anstruther Scotland KY10 3ET

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

**Application Permitted - no conditions**

70 **Application No:** 23/01282/FULL **Date Decision Issued:** 22/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and painting of Public House frontage (in retrospect)

**Location:** The Boat House 28 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** TLT Properties Ltd 165 Brook Street Broughty Ferry Dundee Scotland DD5 1DJ

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

**Application Permitted - no conditions**

71 **Application No:** 23/01283/ADV **Date Decision Issued:** 22/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Display of non-illuminated fascia sign and non-illuminated projecting sign to Public House (in retrospect)

**Location:** The Boat House 28 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** TLT Properties Ltd. 165 Brook Street Broughty Ferry Dundee Scotland DD5 1DJ

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

**Application Permitted - no conditions**

72 **Application No:** 23/01293/LBC

**Date Decision Issued:** 22/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for alterations and painting to Public House frontage (works carried out)

**Location:** The Boat House 28 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** TLT Properties Ltd. 165 Brook Street Broughty Ferry Dundee Scotland DD4 1DJ

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

**Application Permitted - no conditions**

73 **Application No:** 23/01713/LBC

**Date Decision Issued:** 23/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for amendment to approved barrier materials to dwellinghouse from timber to metal (amendment to 22/04168/LBC)

**Location:** Watch House Castle Walk Crail Anstruther Fife KY10 3SP

**Applicant:** Mrs Margaret Dellafera Watch House Castle Walk Crail Anstruther Fife KY10 3SP

**Agent:** Piotr Zalewski 1 John's Place Edinburgh UK EH6 7EL

**Application Permitted - no conditions**



74 **Application No:** 23/01490/FULL **Date Decision Issued:** 24/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of starters hut (renewal of 20/01274/FULL)

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

**Applicant:** Mr David Roy Crail Golfing Society Balcomie Golf Club Crail Anstruther Fife KY10 3XN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

75 **Application No:** 23/01670/LBC

**Date Decision Issued:** 24/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for the installation of seven replacement sash and case windows to dwellinghouse

**Location:** 5 St Andrews Road Crail Anstruther Fife KY10 3UQ

**Applicant:** Mr J. Cowmeadow Glenburn 41 Gannochy Road PERTH U.K. PH2 7JG

**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. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such with no visible trickle vents.

**Reason(s):**

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

76 **Application No:** 23/01671/FULL

**Date Decision Issued:** 24/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of seven replacement sash and case windows to dwellinghouse

**Location:** 5 St Andrews Road Crail Anstruther Fife KY10 3UQ

**Applicant:** Mr J. Cowmeadow Glenburn 41 Gannochy Road PERTH U.K. PH2 7JG

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such with no visible trickle vents.

**Reason(s):**

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

77 **Application No:** 23/01011/CLP

**Date Decision Issued:** 25/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (proposed) for use of shop (Class 1A) for the sale of cold food for consumption off the premises

**Location:** 47 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Mrs Gaye Guclu 47 Shore Street Anstruther Fife KY10 3AQ

**Agent:**

**Application Permitted - no conditions**

78 **Application No:** 23/01747/FULL

**Date Decision Issued:** 28/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows and doors to dwellinghouse

**Location:** 51 John Street Cellardyke Anstruther Fife KY10 3BA

**Applicant:** Mr Robert Hart 51 John Street Cellardyke Anstruther UK KY10 3BA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

79 **Application No:** 23/01040/CLP

**Date Decision Issued:** 29/08/2023

**Ward:** East Neuk And Landward

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

**Location:** Filter House Balmonth Spalefield Carnbee Anstruther Fife KY10 2RU

**Applicant:** Mr Thomas Crozier Filter House Balmonth Carnbee Anstruther Scotland KY10 2RU

**Agent:**

**Application Permitted - no conditions**

80 **Application No:** 23/01778/FULL

**Date Decision Issued:** 29/08/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations to dwellinghouse and installation of replacement windows and new window and door openings to dwellinghouse

**Location:** 5 Trades Street Kilrenny Anstruther Fife KY10 3JG

**Applicant:** Mr Stephen Checkland 5 Trades Street Kilrenny Anstruther Scotland KY10 3JG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

81 **Application No:** 23/01429/FULL

**Date Decision Issued:** 01/09/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations to dwelling, including enlargement of first floor terrace and enlargement of second floor dormer extension to the rear

**Location:** 10 - 12 High Street Pittenweem Anstruther Fife KY10 2LA

**Applicant:** Mr Andrew Donaldson 10 - 12 High Street Pittenweem Anstruther Fife KY10 2LA

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The dormer haffits and face hereby approved shall be clad in a natural slate to match the colour and profile of the existing slate roof.

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

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



82 **Application No:** 23/01742/FULL

**Date Decision Issued:** 01/09/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and single storey extension to rear of dwellinghouse

**Location:** 42 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Graham Smith 42 Nethergate Crail Anstruther Fife KY10 3TY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

83 **Application No:** 23/01743/LBC

**Date Decision Issued:** 01/09/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for a single storey extension to rear of dwellinghouse

**Location:** 42 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Graham Smith 42 Nethergate Crail Anstruther Fife KY10 3TY

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

**Application Permitted - no conditions**

**Ward:** Glenrothes Central And Thornton

**Proposal:** Erection of building incorporating shop (Class 1A) and hot food takeaway (sui generis) and associated development (replacement for vacant public house)

**Location:** Dixon Arms Glamis Centre Glenrothes Fife KY7 4RH

**Applicant:** Scotsman Group 70 Hamilton Drive Glasgow Scotland G12 8DR

**Agent:** Kirsty Timoney 231 St Vincent Street Glasgow Scotland G2 5QY

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY OF THE USES HEREBY APPROVED IS BROUGHT INTO USE, 15 nos. off-street parking spaces shall have been provided within the site in accordance with the current Fife Council Making Fife's Places Supplementary Guidance and as per the layout shown in the approved drawings. These parking spaces shall thereafter be retained throughout the lifetime of the development.
3. BEFORE THE COMMENCEMENT OF THE USE HEREBY APPROVED, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatment of emissions and filters to remove odours and control noise emissions, shall have been submitted to and approved in writing by the planning authority and the works specified in the approved scheme installed; such works thereafter to be retained, operated at all times when the takeaway is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in advance in writing by the planning authority.
4. The customer entrances/exits shown in the approved drawings shall be operational at all times when the unit served is in use.
5. The tree shown being retained in the approved plans shall not be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the planning authority. In the event that the tree is removed without such consent, or dies or becomes severely damaged or seriously diseased within five years from the completion of the development hereby approved, it shall be replaced with a tree of a size and species which shall have been agreed in writing by the planning authority.
6. No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the planning authority and protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
- c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order;
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any subsequent legislation amending revoking or re-enacting that Order; no services shall be dug or laid into the ground other than in accordance with the approved details;
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply

with the AMS.

7. a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works;  
b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme;  
c) No fires should be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme;  
d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the planning authority;  
e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

8. BEFORE ANY WORKS START ON SITE, a scheme of landscaping and biodiversity enhancement shall have been submitted to and approved in writing by the planning authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
9. Prior to the development hereby approved first being brought into use confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
10. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to the development hereby approved first being brought into use unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of residential amenity.
4. In the interests of pedestrian connectivity and to ensure footfall is channelled in the interests of the vitality and viability of the wider centre.
5. To ensure the continued well-being of the tree in the interests of the visual amenity and biodiversity of the area.
6. To ensure the continued well-being of the tree in the interests of the visual amenity and biodiversity of the area.
7. To ensure the continued well-being of the tree in the interests of the visual amenity and biodiversity of the area.
8. In the interests of the visual amenity and biodiversity of the area.
9. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
10. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.

85 **Application No:** 23/00264/FULL

**Date Decision Issued:** 25/08/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Change of use from office (Class 1A) to education/assessment centre (Class 10) with associated external alterations

**Location:** Unit A 83 - 91 Woodside Way Glenrothes Fife KY7 5DW

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

**Agent:** Kevin Adamson Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Glenrothes Central And Thornton**Proposal:** Erection of dwellinghouse (Class 9) and associated development, including erection of domestic garage**Location:** Land To West Of 40 Queens Meadow Coaltown Of Balgonie Fife**Applicant:** LH Coaltown Limited 64A Cumberland Street Edinburgh Scotland EH3 6RE**Agent:** Marc Whyte Easy Living Developments 17 Unit 17 Eastfield Business Park Newark Road South Glenrothes Scotland KY7 4NS**Application Refused****Reason(s):**

1. In the interests of local living and development consistent with the Place Principle, including in terms of local access to greenspace and informal play provision; whereas the proposed development would result in the loss of the only significant greenspace/informal play provision within the Queens Meadow housing development; contrary to adopted National Planning Framework 4 (2023) Policies 14 Design, Quality and Place and 15 Local Living and 20 Minute Neighbours and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles, 3: Infrastructure and Services and 13 Natural Environment and Access.
2. In the interests of directing unjustified development away from greenfield land, consistent with adopted National Planning Framework 4 (2023) Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings, which policy only supports proposals on greenfield land where the proposal is explicitly supported in the local development plan, which support is not provided by the adopted FIFEplan Fife Local Development Plan (2017) in this case.
3. In the interests of residential amenity, the extent of garden ground proposed to serve the proposed dwellinghouse failing to meet the expectations in Fife Council Planning Services' Garden Ground (2016) customer guidelines by a significant degree, contrary to adopted National Planning Framework 4 (2023) Policy 14: Design, Quality and Place and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 10: Amenity
4. In the interests of avoiding development in the area becoming liable to increased flood risk, insufficient information having been submitted in terms of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022) to conclude other than the proposed development would give rise to such increased flood risk, contrary to adopted National Planning Framework 4 (2023) Policy 23 Flood Risk and Water Management and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles, 3: Infrastructure and Services and 12: Flooding and the Water Environment.

87 **Application No:** 23/00615/FULL

**Date Decision Issued:** 09/08/2023

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

**Proposal:** Single storey extension incorporating an attached double domestic garage/store with ancillary residential accommodation above to rear/side, and erection of fencing to front/side of dwellinghouse (amendment to 22/02968/FULL)

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

**Applicant:** Mr Scott McKechnie Kennelmaids Cottage Stob Cross Road Markinch KY7 6JU

**Agent:** Marc Whyte Easy Living Developments Unit 17 Eastfield Business Park Newark Road South Glenrothes KY7 4NS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

88 **Application No:** 23/01559/CLP

**Date Decision Issued:** 09/08/2023

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

**Proposal:** Certificate of lawfulness (proposed) in respect of part use of café premises (Class 3) as tattoo parlour (Class 1A) and alterations to resulting fronts, including installation of roller shutters

**Location:** 6 Balbirnie Street Markinch Glenrothes Fife KY7 6DD

**Applicant:** Miss Joanne Scott 8 Balbirnie Street Markinch Glenrothes Scotland Ky7 6dd

**Agent:**

**Application Permitted - no conditions**



89 **Application No:** 23/01588/LBC

**Date Decision Issued:** 17/08/2023

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

**Proposal:** Listed building consent for conversion of Leslie House (Category A Listed Building) with new build enabling development (Section 17 application to vary condition 5 of 18/02426/LBC to amend fountain design).

**Location:** Leslie House Glenrothes Fife

**Applicant:** Byzantian Dev Co Limited The Engine Shed Winterthur lane Dunfermline United Kingdom KY12 7NA

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, all fixings to the physical fabric of Leslie House including its outbuildings and boundary walls shall be of a non-ferrous type, unless otherwise agreed in writing with this Planning Authority.
2. PRIOR TO THE OCCUPATION OF ANY FLATTED DWELLING WITHIN LESLIE HOUSE, the installation of the replacement fountain shall be carried out in accordance with approved drawing (PL 065 - A) unless otherwise agreed in writing by the Planning Authority.

**Reason(s):**

1. To safeguard the integrity of the Category A listed building.
2. To safeguard the integrity of the heritage assets.

90 **Application No:** 23/01706/LBC

**Date Decision Issued:** 22/08/2023

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

**Proposal:** Listed building consent for installation of rooflight to rear and internal alterations to dwellinghouse

**Location:** 260 High Street Leslie Glenrothes Fife KY6 3AF

**Applicant:** Ms Edith Smith 260 High Street Leslie KY6 3AF

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

91 **Application No:** 23/01707/FULL **Date Decision Issued:** 22/08/2023

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

**Proposal:** Installation of rooflight to rear of dwellinghouse

**Location:** 260 High Street Leslie Glenrothes Fife KY6 3AF

**Applicant:** Ms Edith Duncan 260 High Street Leslie KY6 3AF

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

92 **Application No:** 23/01954/FULL

**Date Decision Issued:** 24/08/2023

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

**Proposal:** Erection of domestic outbuilding and installation of French doors to rear (retrospective), and single storey extension to side of flat

**Location:** 5 The Bowery Leslie Glenrothes Fife KY6 3DH

**Applicant:** Ms Edith Duncan 5 The Bowery Leslie KY6 3DH

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

93 **Application No:** 23/01163/CLP

**Date Decision Issued:** 01/09/2023

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

**Proposal:** Certificate of Lawfulness (Proposed) for platform, consisting of hard surface, decking with balustrade and associated access steps/platform (part retrospective)

**Location:** 26 Leslie Mains Glenrothes Fife KY6 3FB

**Applicant:** Mr Jeff Gibson 26 Leslie Mains Glenrothes Scotland KY6 3FB

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

**Application Refused**

**Reason(s):**

1. The proposed structure attached to the decking would exceed 3 metres in height and would therefore fail to meet Class 3B 2 (b) of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011. As such planning permission will be required.

**Ward:** Glenrothes West And Kinglassie**Proposal:** Erection of dog boarding kennels and associated development (sui generis); including use of residential garden as dog exercise areas, erection of fencing and gates, and widening of vehicular access**Location:** Easter Balbedie Lochgelly Fife KY5 0UE**Applicant:** Mrs Cindy Worth Easter Balbedie Lochgelly Scotland KY50UE**Agent:** Conor Watt 90 Townhill Road Dunfermline Scotland KY12 0JH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to completion of the development unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
4. For the avoidance of doubt, the development hereby approved shall be operated in accordance with paragraphs 1, 2 and 6 of the operational statement submitted (Document 13) unless otherwise agreed in writing with Fife Council as planning authority

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
3. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
4. In the interest of road safety

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of building initially to be used for general industrial purposes (Class 5) and/or for storage purposes (Class 6) and associated development (replacement for existing industrial building to be demolished)

**Location:** Land To North Of Faraday Road Glenrothes Fife

**Applicant:** S W Automotives Ltd Orchard House Station Road Windygates Fife Scotland KY8 5RJ

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE BUILDING HEREBY APPROVED IS FIRST BROUGHT INTO USE, 35 nos. off-street parking spaces shall have been provided on site in accordance with Appendix G Transportation Development Guidelines of Fife Council's Making Fife's Places Supplementary Guidance (2018).
3. BEFORE THE BUILDING HEREBY APPROVED IS FIRST BROUGHT INTO USE, adequate vehicle manoeuvring and servicing areas shall have been provided in accordance with Appendix G Transportation Development Guidelines of Making Fife's Places Supplementary Guidance (2018).
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of road safety; to ensure adequate turning and manoeuvring space exists for successful operation.
4. To ensure all contamination within the site is dealt with.

96 **Application No:** 23/01247/FULL

**Date Decision Issued:** 28/08/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Change of use from trampoline centre (Class 11) to comparison (non-food) retail and ancillary (food /non-food) retail of which not more than 100 square metres net retail floorspace shall be for retail sale of food (all Class 1A) and installation of access ramp

**Location:** MFI 2 - 3 Pentland Park Glenrothes Fife KY6 2AL

**Applicant:** Sackville UK Property Select III C/O Agent 16 Norwood Newport-on-Tay Scotland DD6 8DW

**Agent:** Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW

### **Application Refused**

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

1. In the interests of avoiding the unjustified direction of non-bulky/DIY retail floorspace away from Glenrothes town centre; the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre; with a view to ensuring such retail floorspace supports the vibrancy, health and resilience of the town centre as a place to enjoy and visit, being a location for such floorspace more accessible by and better supporting sustainable transport modes than Saltire Retail Park; consistent with adopted National Planning Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First.



**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of rear outbuilding for use for delivery of facial treatment services and make-up application services/lessons to members of the public (mixed use) (sui generis) and associated development, including decking (all retrospective)

**Location:** 12 Lochty Park Kinglassie Lochgelly Fife KY5 0YU

**Applicant:** Mrs Stacey Whittaker 12 Lochty Park Kinglassie Lochgelly Fife KY5 0YU

**Agent:**

**Application Permitted with Conditions**

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

1. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any statutory instrument revoking, amending or re-enacting these with or without modification, the outbuilding hereby approved shall not be used other than for the delivery of facial treatment services and make-up application services/lessons to members of the public and/or for purposes incidental to the enjoyment of the dwellinghouse.
2. Use of the outbuilding hereby approved shall be restricted to the occupants of the dwellinghouse and their customers. For the avoidance of any doubt only the occupants of the dwellinghouse shall work/operate from the outbuilding hereby approved.
3. Use of the outbuilding hereby approved for purposes other than incidental to the enjoyment of the dwellinghouse shall not be carried out other than between 0800 hrs and 1600 hrs on Fridays and Saturdays, with only one customer on the premises at any time.
4. An up-to-date register of the name, address and duration of visit of all customers visiting the subjects shall be held, the information therein made available at all reasonable times to the planning authority.

**Reason(s):**

1. To ensure proper control over the development, in the interests of the residential amenity and good planning of the area.
2. To ensure proper control over the development, in the interests of the residential amenity and good planning of the area.
3. To ensure proper control over the development, in the interests of the residential amenity and good planning of the area.
4. To ensure proper control over the development, in the interests of the residential amenity and good planning of the area.

98 **Application No:** 21/03565/FULL

**Date Decision Issued:** 11/08/2023

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

**Proposal:** Erection of 3 dwellinghouses and formation of vehicular access

**Location:** Morar Church Street Freuchie Cupar Fife KY15 7ER

**Applicant:** Nairne Properties Ltd House Of Nairne Stanley Scotland PH1 4PT

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

**Application Refused**

**Reason(s):**

1. In the interests of visual amenity and preserving the character and appearance of the settlement pattern; Plot 3 would introduce an incongruous structure, due to its location and size, within the established urban character, with a resulting overbearing visual impact in relation to adjacent residential properties, contrary to National Planning Framework 4 (2023) (Design, quality and place) Policies 1 (a), (b) and (c) and Adopted FIFEplan Local Development Plan (2017) policies 1, 10 and 14.
2. In the interests of residential amenity; Plot 3, due to its location, size and orientation, introduces significant overlooking to the private rear garden of Newport Lea to the detriment of residential amenity and privacy, contrary to National Planning Framework 4 (2023) (Design, quality and place) Policies 1 (a), (b) and (c) and Adopted FIFEplan Local Development Plan (2017) policies 1, 10 and 14.
3. In the interests of ensuring no significant adverse drainage impacts; it is considered that insufficient information has been submitted to demonstrate that the proposal would have no significant adverse impacts on surface water drainage. The proposal is therefore contrary to Policy 22 of National Planning Framework 4 (2023) and Policies 1, 3 and 12 of the Adopted FIFEplan Local Development Plan (2017).

99 **Application No:** 23/02168/CLP

**Date Decision Issued:** 14/08/2023

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

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

**Location:** 33 Main Street Dunshalt Cupar Fife KY14 7EU

**Applicant:** Ms Alison Crook 33 Main Street Dunshalt Cupar United Kingdom KY14 7EU

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

**Application Permitted - no conditions**

100Application No: 23/01567/LBC

Date Decision Issued: 16/08/2023

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

**Proposal:** Listed Building Consent for installation of replacement windows and door

**Location:** Gardeners Cottage Wynds End Kilmany Cupar Fife KY15 4PT

**Applicant:** Mr & Mrs Derek Brady Gardeners Cottage Wynds End Kilmany Cupar Fife KY15 4PT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

101 **Application No:** 23/01686/EPN

**Date Decision Issued:** 16/08/2023

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

**Proposal:** Proposed 11kv Overhead Line Diversion

**Location:** Letham W W T W Letham Cupar Fife KY15 7RT

**Applicant:** SP Energy Networks 320 St Vincent Street Glasgow G2 5AD

**Agent:**

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Erection of holiday accommodation unit and erection of fencing and formation of hardstanding and access  
**Location:** The Hayloft Braeside Collessie Cupar Fife KY15 7UX  
**Applicant:** Mr Ross Barker Hayloft Braeside Collessie Fife KY15 7UX  
**Agent:** Alison Arthur 85 High Street Newburgh Fife KY14 6DA

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale. For the avoidance of doubt the survey must be carried out no longer than 48 hours prior to the clearance works commencing and be carried out by a suitably qualified ecologist.
3. Prior to the holiday accommodation coming into use, off-street parking shall be provided and made available for use, in accordance with current Transportation Development Management Guidelines and be retained for the lifetime of the development.
4. The holiday accommodation hereby approved shall be occupied only as holiday accommodation with no single holiday let/stay longer than 12 continuous weeks in any calendar year. The owners/operators of the holiday accommodation shall maintain an up-to-date record of the holiday lets for the development hereby approved, detailing both the length of each holiday letting period and the occupant's names during that period and this record shall be made available for inspection on request from this Planning Authority. For the avoidance of doubt, the approved holiday accommodation shall not be used as the sole or main residence of the occupants at any time.
5. No works shall be undertaken which in any way impinge or obstruct Core Path P211/07 or Right of Way FN141 adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority
2. To avoid disturbance during bird breeding seasons.
3. To ensure an adequate level of off-street parking is provided.
4. In the interest of complying with FIFEplan (2017) Policies; to ensure the holiday accommodation is not used as permanent residential accommodation, which would be contrary to FIFEplan (2017) Policy 8.
5. To ensure that the access routes are protected and not adversely affected as a result of the development.

103 **Application No:** 23/01055/LBC

**Date Decision Issued:** 28/08/2023

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

**Proposal:** Listed building consent for installation of access hatch

**Location:** Falkland House School Falkland Cupar Fife KY15 7AE

**Applicant:** Undefined c/o Falkland Stewardship Trust Helen Lawrenson The Stables  
Falkland Estate Falkland Scotland KY15 7AF

**Agent:** Jonathan Gotelee 9 Forrest Road Edinburgh Scotland EH1 2QH

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for installation of replacement rooftiles

**Location:** 5 Livingston Lane Aberdour Burntisland Fife KY3 0TS

**Applicant:** Mr Garry McKay 5 Livingston Lane Aberdour Burntisland Fife KY3 0TS

**Agent:**

**Application Permitted with Conditions**

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

1. All tiles will be replaced with Old English pantiles with matching clay ridge tiles as per the approved tile sample and datasheet provided.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) for all masonry work.
3. The existing lead coping will be used as a finish to the replacement tiles at the roof verges unless otherwise agreed in writing with this planning authority.

**Reason(s):**

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



105 **Application No:** 23/01781/FULL

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement rooftiles

**Location:** 5 Livingston Lane Aberdour Burntisland Fife KY3 0TS

**Applicant:** Mr Garry McKay 5 Livingston Lane Aberdour Burntisland Fife KY3 0TS

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alterations including two dormer extensions to front of dwellinghouse

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

**Applicant:** Mr Derek Davidson Eden Cottage 20 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Agent:** DEREK Patience 48 CALLE SUECIA 48 CHICLANA Spain 11130

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed dormer windows hereby approved shall be timber framed vertically sliding sash and case windows. They shall be painted white and thereafter permanently maintained as such.

**Reason(s):**

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

107 **Application No:** 23/01847/CLP

**Date Decision Issued:** 10/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for change of use from shop (Class 1A) to veterinary clinic (Class 1A)

**Location:** 10 Bay Centre Regents Way Dalgety Bay Dunfermline Fife KY11 9YD

**Applicant:** Mr Lord 10 Regents Way Dalgety Bay UK KY11 9UY

**Agent:** Niall Owen 15 Pitreavie Court Dunfermline United Kingdom KY11 8UU

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement windows

**Location:** 7 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

**Applicant:** Mr & Mrs - Baker 7 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

109 **Application No:** 23/01718/FULL

**Date Decision Issued:** 17/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Raise roof of domestic garage and formation of raised decking.

**Location:** 9 Hopetoun View Dalgety Bay Dunfermline Fife KY11 9NS

**Applicant:** Mrs S Bedborough 9 Hopetoun View Dalgety Bay Dunfermline Fife KY11 9NS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use from vacant bakehouse to dwellinghouse (Class 9); and external alterations including erection of dormer and installation of rooflights, replacement windows and door and formation of new window openings

**Location:** Former Bakehouse To The Rear Of 5 High Street Livingston Lane Aberdour Fife

**Applicant:** Mr Philip Hain Old Bakehouse 5 High Street Aberdour Scotland KY11 2HR

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

111 **Application No:** 23/00751/FULL

**Date Decision Issued:** 23/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of two storey extension to side of dwellinghouse, single storey extension to front and external alterations including formation of balcony and raised decking (Renewal of 18/00541/FULL)

**Location:** 26 River View Dalgety Bay Dunfermline Fife KY11 9YE

**Applicant:** Mrs Julie Turnbull 26 River View Terrace Dalgety Bay Scotland KY11 9YE

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Before the approved raised decking is brought into use a 1.7m high screen shall be erected along the southern perimeter of the decking, details of which shall be submitted for written approval by Fife Council as Planning Authority.

For the avoidance of doubt, the screen shall be erected as agreed upon and shall be maintained as such for the lifetime of the development.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to maintain the existing privacy enjoyed within the neighbouring properties.

112Application No: 23/01947/LBC

Date Decision Issued: 31/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for formation of hardstanding and erection of retaining walls

**Location:** Johnston Hall 5 Church Street Inverkeithing Fife KY11 1LG

**Applicant:** Mr Paul O'Donoghue 5 Church Street Inverkeithing Fife KY11 1LG

**Agent:**

**Application Withdrawn**



113 **Application No:** 22/03238/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Formation of raised platform

**Location:** 10 Morlich Place Dalgety Bay Dunfermline Fife KY11 9XY

**Applicant:** Mrs P Flannery 10 Morlich Place Dalgety Bay Dunfermline Fife KY11 9XY

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

### **Application Refused**

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

1. In the interests of residential amenity and protecting the privacy currently enjoyed by a neighbouring property; the proposed raised platform by virtue of its height and lack of privacy screening would be contrary to Policy 14 of NPF4 (2023) and Policies 1 and 10 of the Approved FIFEplan (2017).

114 **Application No:** 23/01841/TPA

**Date Decision Issued:** 31/08/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Prior Approval for proposed telecommunications radio base station  
SITE: LAND AT FRASER AVENUE, HILLEN ROAD, INVERKEITHING,  
KY11 1BF

**Location:** Telecommunications Radio Base Station Hillend Road Inverkeithing Fife

**Applicant:** CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue Green Park  
Reading RG2 6GF

**Agent:** Clarke Telecom Ltd Unit E Madison Place Northampton Place Manchester  
M40 5AG

**Application Permitted - no conditions**

115 **Application No:** 23/02300/CLP

**Date Decision Issued:** 01/09/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for erection of domestic garage

**Location:** 21 Lade Braes Dalgety Bay Dunfermline Fife KY11 9SS

**Applicant:** Mr S Don 21 Lade Braes Dalgety Bay Dunfermline Fife KY11 9SS

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

**Application Permitted - no conditions**

116 **Application No:** 23/02123/CLP

**Date Decision Issued:** 07/08/2023

**Ward:** Kirkcaldy Central

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

**Location:** 18 Strathkinnes Road Kirkcaldy Fife KY2 5PU

**Applicant:** Mr Alan Skene 18 Strathkinnes Road Kirkcaldy Fife KY2 5PU

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

**Application Permitted - no conditions**

117 **Application No:** 23/01585/FULL

**Date Decision Issued:** 17/08/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of dormer extension to front of flatted dwelling

**Location:** 16 Nelson Street Kirkcaldy Fife KY2 5AU

**Applicant:** Mr Alan Sharp 16B Nelson Street Kirkcaldy Scotland KY3 5AU

**Agent:** Derek McCafferty Beechgrove Cottage Sandilands Limekilns Scotland KY11 3JD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

118 **Application No:** 23/01510/TPA

**Date Decision Issued:** 22/08/2023

**Ward:** Kirkcaldy Central

**Proposal:** Telecoms Prior Approval for installation of 15m 5G equipment and associated cabinets

**Location:** Telecommunications Apparatus Bennoch Road Kirkcaldy Fife

**Applicant:** Cameron Wilson Longwater Avenue 450 450 Longwater Avenue 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Cameron Wilson 2 2 Anderson Place Edinburgh United Kingdom EH6 5NP

**Application Permitted - no conditions**

119 **Application No:** 23/01908/FULL

**Date Decision Issued:** 22/08/2023

**Ward:** Kirkcaldy Central

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

**Location:** 50 Lady Helen Street Kirkcaldy Fife KY1 1PP

**Applicant:** Mrs S Kelly 50 Lady Helen Street Kirkcaldy Fife KY1 1PP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

120 **Application No:** 23/02009/FULL

**Date Decision Issued:** 24/08/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of doors and external staircase to rear of flatted dwelling

**Location:** 47 Ramsay Road Kirkcaldy Fife KY1 1UA

**Applicant:** Mr & Mrs - Moodie 47 Ramsay Road Kirkcaldy United Kingdom KY1 1UA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



121 **Application No:** 23/01605/FULL

**Date Decision Issued:** 29/08/2023

**Ward:** Kirkcaldy Central

**Proposal:** Erection of outbuilding (retrospective)

**Location:** 10 Swan Road Kirkcaldy Fife KY1 1UZ

**Applicant:** Ms Claire Docherty 10 Swan Road Kirkcaldy Fife KY1 1UZ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

122Application No: 23/00325/FULL

Date Decision Issued: 31/08/2023

**Ward:** Kirkcaldy Central

**Proposal:** Single storey extension to the rear of the dwellinghouse including raised platform.

**Location:** 75 Sauchenbush Road Kirkcaldy Fife KY2 5RN

**Applicant:** Mr Craig Harris 75 Sauchenbush Road Kirkcaldy Fife KY2 5RN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

123 **Application No:** 23/01090/LBC

**Date Decision Issued:** 14/08/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed Building Consent for internal alterations including replacement internal glazing

**Location:** 21 Braehead House Victoria Road Kirkcaldy Fife KY1 2SD

**Applicant:** Ms Tanya Phoenix Flat 21 Braehead House Victoria Road Kirkcaldy KY1 2SD

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

124 **Application No:** 23/00284/FULL

**Date Decision Issued:** 16/08/2023

**Ward:** Kirkcaldy East

**Proposal:** Installation of a medication dispenser

**Location:** 21 High Street Dysart Kirkcaldy Fife KY1 2UG

**Applicant:** Mr Kevin Murphy Unit 6 6 Katherine Park Katherine Street Kirkcaldy Scotland KY2 5JY

**Agent:** Clare Burton 55 Gravelly Bank Lightwood Stoke-on-Trent United Kingdom ST3 7EF

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Kirkcaldy East

**Proposal:** Installation of replacement windows

**Location:** 67 High Street Dysart Kirkcaldy Fife KY1 2UQ

**Applicant:** Fife Council Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Agent:** Kevin Adamson Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the hereby approved windows shall include 'through astragals' and not 'plant-on astragals' unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

126 **Application No:** 23/01607/LBC

**Date Decision Issued:** 23/08/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed building consent for internal alterations

**Location:** 295A High Street Kirkcaldy Fife

**Applicant:** Emma Wilson Per C-urb Property Maintenance Callendar Business Park  
Callendar Road Falkirk Stirlingshire FK1 1XR

**Agent:** Marcin Janaszek The Quadrant, Suite 4, Pavilion 1 14 New Mart Road  
Edinburgh Scotland EH14 1RL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

127 **Application No:** 23/01940/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Kirkcaldy East

**Proposal:** Installation of door to flatted dwelling

**Location:** 12 Park Road Kirkcaldy Fife KY1 3EN

**Applicant:** Miss J Nicholson 12 Park Road Kirkcaldy United Kingdom KY1 3EN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

128 **Application No:** 23/01497/FULL

**Date Decision Issued:** 09/08/2023

**Ward:** Kirkcaldy North

**Proposal:** Siting of two temporary portable cabins associated with church building (retrospective) (5 years)

**Location:** Newcraigs Evangelical Church Forres Drive Kirkcaldy Fife KY2 6YL

**Applicant:** Mr Stuart Haig 22 Culzean Crescent Kirkcaldy Fife KY2 6UZ

**Agent:**

**Application Permitted with Conditions**

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

1. The portable cabins hereby approved shall be removed and the land restored to its former condition on or before 14th August 2028.

**Reason(s):**

1. The retrospective works are not suitable as a permanent fixture and are only acceptable as a temporary expedient.



129 **Application No:** 23/01611/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** Kirkcaldy North

**Proposal:** Erection of domestic outbuilding (retrospective).

**Location:** 11 Torvean Crescent Kirkcaldy Fife KY2 6FT

**Applicant:** Mr Simon Christie 11 Torvean Crescent Kirkcaldy Scotland KY2 6FT

**Agent:**

**Application Permitted - no conditions**

130 **Application No:** 23/01831/CLP

**Date Decision Issued:** 16/08/2023

**Ward:** Kirkcaldy North

**Proposal:** Certificate of Lawfulness (Proposed) for the Installation of 4 No. EV charging bays and ancillary power infrastructure.

**Location:** Hayfield Garage Hayfield Industrial Estate Hayfield Place Kirkcaldy Fife KY2 5DH

**Applicant:** Euro Garages Ltd. Euro House Waterside Haslingden Road Blackburn UK BB1 2FA

**Agent:** Kyle Lee 16 Lynedoch Crescent Glasgow City of Glasgow G3 6EQ

**Application Permitted - no conditions**

131 **Application No:** 23/01877/FULL

**Date Decision Issued:** 16/08/2023

**Ward:** Kirkcaldy North

**Proposal:** Alterations to shopfront

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

**Applicant:** Cardtronics UK Ltd, Trading As CASHZONE CARDTRONICS HEAD OFFICE  
5 Cardtronics Head Office THE INSTALLATION OF AN ATM London United  
Kingdom W2 1BQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Change of use of land to operational railway and construction of railway station and associated development.  
**Location:** Land To The West Of Levenmouth Swimming Pool Promenade Leven Fife  
**Applicant:** Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW  
**Agent:**

### Application Permitted with Conditions

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

1. BEFORE ANY WORKS START ON SITE, the following details shall be submitted for approval in writing by the Planning Authority:

location and design of all bin stores  
an amended location for cycle storage  
all street furniture location and design details  
design and location for posters, signage and all other such details

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. 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.
3. Prior to the rail station becoming operational for the first time the car park, ELV charging Points; cycle parking spaces; pedestrian and cycle spaces routes shown on document 03A shall be provided and open for public use. The parking spaces shall be retained through the lifetime of the development.
4. PRIOR TO THE COMMENCEMENT OF WORKS TO THE BOUNDARY TREATMENTS, full details of the fence proposed along the edge of the rail line and the rail station plaza, including details showing how this relates to the pavilion building, shall be provided for approval. FOR THE AVOIDANCE OF DOUBT the fence shall be coloured black or dark green. The fence shall then be constructed in accordance with the approved details.
5. BEFORE ANY WORK COMMENCES ON THE CONSTRUCTION OF THE STATION BUILDINGS, details of the specification and colour of the proposed external finishes of the pavillion building shall be submitted for approval in writing by this Planning Authority.

A detailed specification, including trade names where appropriate, of the proposed external materials shall be submitted to and approved in writing by the Planning Authority before above ground work is commenced on site. A full size sample panel of all facade components should be erected if requested at a location agreed with the Planning Authority.

6. BEFORE ANY WORKS START ON SITE, an amended scheme of landscaping shall be submitted, which removes Japanese Rose from the planting schedule and replaces this with a native species. The scheme as approved shall be implemented within three months of the first planting season following the completion or occupation of the development, whichever is the sooner.
7. The tree protection measures as set out within the approved Tree Protection Plan, shall be erected in full, prior to the commencement of works on site and shall remain upright and in place throughout the construction phase.
8. The development shall be implemented in accordance with the recommendations and mitigation measures set out within the Draft 3 Construction Environmental Management Plan (Levenmouth Rail Link, 2022) unless otherwise agreed in writing with Fife Council as planning authority.
9. Prior to the development first coming into use confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.

10. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to the development first coming into use unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
11. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

12. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
13. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

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

1. To ensure all contamination within the site is dealt with.
2. To reserve the rights of the Planning Authority with respect to these details.
3. 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.
4. To ensure adequate provision of off-street car parking.
5. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
6. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area. The approved drawings indicate that the materials shown are indicative only.
7. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
8. To protect the trees on site to be retained.
9. to ensure the measures recommended within the report are achieved, to protect the ecology and habitat of the site and surrounding area
10. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
11. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
12. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
13. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

133 **Application No:** 23/01149/FULL

**Date Decision Issued:** 14/08/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Change of use from flatted dwellings (Sui Generis) to residential institution (Class 8)

**Location:** Dunollie Ground Floor Windygates Road Leven Fife KY8 4DP

**Applicant:** Ms Tina Ramzi-Iqbal Bennachie Links Road Leven Scotland KY8 4HR

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

134 **Application No:** 23/01313/FULL

**Date Decision Issued:** 14/08/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Change of use from hairdressers (Class 1A) to dwellinghouse (Class 9) including installation of replacement roofing, windows and flue with formation of new door openings and ancillary works

**Location:** 1 Manse Place Leven Fife KY8 4LF

**Applicant:** Mr E Wishart Ingleside Carberry Road LEVEN U.K. KY8 4JJ

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

### **Application Permitted with Conditions**

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

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

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

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

135 **Application No:** 23/01533/FULL

**Date Decision Issued:** 15/08/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of a domestic garage.

**Location:** Cloudyfaulds Baintown Leven Fife KY8 5SJ

**Applicant:** Mr Scott Patterson Cloudyfaulds Baintown Baintown United Kingdom ky8 5sj

**Agent:** Harry Dalglish 15 Beech Park LEVEN United Kingdom Ky8 5ng

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



136 **Application No:** 23/01889/FULL

**Date Decision Issued:** 17/08/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** 14 Fernhill Drive Windygates Leven Fife KY8 5ED

**Applicant:** Mr James Watson 14 Fernhill Drive Windygates Scotland KY8 5ED

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

137 **Application No:** 23/01811/FULL

**Date Decision Issued:** 01/09/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations to dwellinghouse including installation of replacement windows, conversion of window to double-doors and door to window

**Location:** 10-12 Church Place Upper Largo Leven Fife KY8 6EH

**Applicant:** Armsheugh Property Ltd 14 Woodburn Road Glasgow Scotland G43 2TN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

138 **Application No:** 23/01463/CLP

**Date Decision Issued:** 09/08/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Certificate of lawfulness (proposed) for householder's use of domestic outbuilding as beauty salon (Monday-Friday 0900 hrs to 1700 hrs, Saturdays 0900 hrs to 1500 hrs; max. one customer at any given time)

**Location:** 63 Balbedie Avenue Lochore Lochgelly Fife KY5 8HW

**Applicant:** Mr David Murphy 63 Balbedie Avenue Lochore Scotland KY5 8HW

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

**Application Permitted - no conditions**

139 **Application No:** 23/01445/FULL

**Date Decision Issued:** 29/08/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Ground consolidation works to school (including grouting) and ancillary works

**Location:** Lochgelly South Primary High Street Lochgelly Fife KY5 9LW

**Applicant:** Fife Council North Street Glenrothes Fife KY5 7LT

**Agent:** Kevin Tivendale Property Services Bankhead Central Bankhead Park  
Glenrothes Fife KY7 6GH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

140 **Application No:** 23/00873/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of dwellinghouse (Class 9) and associated development, including raised deck and access ramp

**Location:** Scout Hall Cardenden Road Cardenden Lochgelly Fife KY5 0PA

**Applicant:** Mr & Mrs Jim & Pauline Smith 120 Station Road Cardenden United Kingdom KY5 0BW

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

### **Application Refused**

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

1. In the interests of resilience of the place to flood risk, climate resilience and the sustainable re-use of land; the development involving introduction of a use within a flood risk area which is significantly more vulnerable to flood risk than the existing use; contrary to adopted National Planning Framework 4 (2023) Policies 1 Tackling the Nature and Climate Crises, 14 Design, Quality and Place and 22 Flood Risk and Water Management, to the Scottish Environment Protection Agency Technical Flood Risk Guidance for Stakeholders, v.13 (2022), and to the Scottish Environment Protection Agency Flood Risk and Land Use Vulnerability Guidance v.4 (2018).

**Ward:** Rosyth  
**Proposal:** Erection of industrial unit (Class 6 - Storage/Distribution), ancillary office space and other supporting infrastructure including drainage, hardstanding (parking/external yard), landscaping and formation of an access  
**Location:** Plot 1 Barham Road Rosyth Europarc Rosyth Fife  
**Applicant:** Mr Ross Jubin 18 Walker Street Walker Street Edinburgh United Kingdom EH3 7LP  
**Agent:** John Handley 65a Leamington Terrace Edinburgh UK EH10 4JT

### Application Permitted with Conditions

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

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

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

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

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

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

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

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

5. Before it is planted on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented before the completion of the development or before it is brought into use.
6. Before it is erected on site, full details of all boundary treatments shall be submitted to Fife Council as Planning Authority for written prior approval. The approval scheme shall then be fully implemented on site prior to the development being complete or brought into use.
7. Prior to the warehouse use commencing, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junctions of both vehicular accesses to the site and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development. Reason: In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
8. Before it is installed on site, full detailed of the bike shelter shall be submitted for Fife Council as Planning Authority for prior written approval. The approved details shall then be installed on site before the development is complete or before the development comes into use.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of visual amenity and biodiversity enhancement; to ensure landscaping is provided.
6. In the interest of residential amenity; to ensure the design of the boundary treatments are acceptable for the area.
7. In the interest of road safety; to ensure safe visibility splays are provided.
8. In the interest of visual amenity and sustainable travel; to ensure details of the bike shelter are received and that it is provided.

**Ward:** Rosyth  
**Proposal:** Approval of matters specified in conditions for the erection of a dwellinghouse (condition 1 of planning permission in principle ref. 22/01473/PPP)  
**Location:** Bullions Farm Dunfermline Fife KY12 8LG  
**Applicant:** Mr & Mrs James & Deirdre Lamont Bullions Farm Crombie Point Dunfermline UK KY12 8LG  
**Agent:** Cameron Brown Fife Architects Unit 3 15 Station Road St Monans United Kingdom KY102BL

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to completion of the development unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
3. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.



**Ward:** St. Andrews

**Proposal:** Erection of ancillary accommodation

**Location:** 29 Mount Melville Crescent Strathkinness St Andrews Fife KY16 9XS

**Applicant:** Ms Jackie Laidler 29 Mount Melville Crescent Strathkinness St Andrews Fife KY16 9XS

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed ancillary accommodation/garden room hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the garden room shall not be sold, let, or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
3. FOR THE AVOIDANCE OF DOUBT, the existing garden buildings and the rear porch extension shall be removed BEFORE the ancillary accommodation hereby approved shall be erected.
4. The roof tile to the ancillary accommodation hereby approved shall closely match the specification, type, and colour of that of the existing building unless otherwise agreed in writing with Fife Council as Planning Authority.
5. FOR THE AVOIDANCE OF DOUBT, a treble width driveway is not supported. BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED 2 off-street parking spaces shall be provided as shown on approved drawing 02A in accordance with the current Fife Council Transportation Development guidelines and thereafter maintained and kept available as such.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
3. In the interests of safeguarding visual and residential amenity and preventing the overdevelopment of the site curtilage.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
5. To ensure adequate provision of off-street car parking.

144 **Application No:** 23/01801/FULL

**Date Decision Issued:** 09/08/2023

**Ward:** St. Andrews

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

**Location:** 1 Kinkell Terrace St Andrews Fife KY16 8DS

**Applicant:** Ms Becky Stojanovic 1 Kinkell Terrace St Andrews Scotland KY16 8DS

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no glazed openings shall be formed off the north elevation of the extension hereby approved at a later date without the express consent of this Planning Authority.

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Alterations to existing dwelling and addition of a first floor  
**Location:** West Midbrae Mount Melville Craigtoun St Andrews Fife KY16 8NT  
**Applicant:** Mr. & Mrs. Nick & Laura Munro West Mid Brae Mount Melville St. Andrews  
United Kingdom KY16 8NT  
**Agent:** Staran Architects 49 Cumberland Street Edinburgh United Kingdom EH3 6RA

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, new replacement pantiles shall match the existing pantiles in specification, size, current colour, and texture unless otherwise agreed with this Planning Authority BEFORE roof works commence on site.
3. FOR THE AVOIDANCE OF DOUBT, no additional glazed openings shall be formed off the west elevation of the proposed extension hereby approved at a later date without the express consent of the Planning Authority.
4. BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED 3 off-street parking spaces shall be provided as shown on approved drawing 12 in accordance with the current Fife Council Transportation Development guidelines and thereafter maintained and kept available as such.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity: to ensure that the external finishing materials to the roof are appropriate to the character of the area.
3. In the interests of safeguarding residential amenity of neighbouring property.
4. To ensure adequate provision of off-street car parking.

146 **Application No:** 23/02109/CLP

**Date Decision Issued:** 14/08/2023

**Ward:** St. Andrews

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

**Location:** 33 Bonfield Park Strathkinness St Andrews Fife KY16 9SY

**Applicant:** Mrs Sarah Donald 33 Bonfield Park Strathkinness St Andrews Fife KY16 9SY

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows and repainting of door and gate

**Location:** 1 Albany Place St Andrews Fife KY16 9HH

**Applicant:** Mr & Mrs Ian & Sheila Buntin 1 Albany Place St Andrews Fife KY16 9HH

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of those windows hereby approved.
3. FOR THE AVOIDANCE OF DOUBT, those windows hereby approved shall open as traditional sliding sash and case and all framing dimensions shall closely match the framing dimensions of the existing front sash and case window.

**Reason(s):**

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

148 **Application No:** 23/01832/FULL

**Date Decision Issued:** 16/08/2023

**Ward:** St. Andrews

**Proposal:** Installation of barometer and associated plaque to boundary wall

**Location:** St Andrews Cathedral The Pends St Andrews Fife KY16 9QU

**Applicant:** St Andrews Pilgrim Foundation Kinburn Castle Doubledykes Road St Andrews  
Scotland KY16 9DR

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

149 **Application No:** 23/01894/FULL

**Date Decision Issued:** 16/08/2023

**Ward:** St. Andrews

**Proposal:** Alterations to shopfront

**Location:** 133 Market Street St Andrews Fife KY16 9PF

**Applicant:**

**Agent:** Salim Uddin 58 King Street Reading UK RG1 3AA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Single storey extension to rear of dwellinghouse and installation of dormer extension to rear of dwellinghouse.

**Location:** 32 Claybraes St Andrews Fife KY16 8RS

**Applicant:** Ms Lynn Napier 32 Clay Braes St Andrews Fife KY16 8RS

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife KY11 8UU

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE REAR EXTENSION HEREBY APPROVED IS BROUGHT INTO USE, two 1.8 metre high timber privacy screens shall be placed on the north and south rear garden boundaries and thereafter be permanently maintained. Both privacy screens shall be aligned on the boundaries, shall start at the rear building line of the existing dwellinghouse and extend north-westwards for 3.0 metres.
3. BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED 3 off-street parking spaces shall be provided as shown on approved drawing 01A ( one garage space and two parking spaces on drive) in accordance with the current Fife Council Transportation Development guidelines and thereafter maintained and kept available as such.
4. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 01A, AND FOR THE AVOIDANCE OF DOUBT, the rear extension hereby approved shall have a maximum depth of 4.0 metres as shown on approved drawing 03A.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity of neighbouring property.
3. To ensure adequate provision of off-street car parking.
4. To reserve the rights of the Planning Authority with respect to the details approved.



151 **Application No:** 23/00597/FULL

**Date Decision Issued:** 31/08/2023

**Ward:** St. Andrews

**Proposal:** Alterations and extensions to dwellinghouse

**Location:** 22 Market Street St Andrews Fife KY16 9NS

**Applicant:** Mr Jamie Logie 22 Market Street St Andrews Fife KY16 9NS

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

**Application Withdrawn**

152 **Application No:** 23/01676/FULL

**Date Decision Issued:** 29/08/2023

**Ward:** St. Andrews

**Proposal:** Change of use of flatted dwelling (sui generis) to flatted dwelling/short-term let (retrospective)

**Location:** 15 Howard Place St Andrews Fife KY16 9HL

**Applicant:** Ms Mooi Kok Looi 15 Howard Place St Andrews Scotland KY16 9HL

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

**Application Permitted - no conditions**

153 **Application No:** 23/02187/CLP

**Date Decision Issued:** 30/08/2023

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (proposed) for erection of fence

**Location:** West Sands Car Park West Sands Road St Andrews Fife KY16 9XL

**Applicant:** St Andrews Links Trust Pilmour House St Andrews Fife KY16 9SF

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

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Coastal protection works including stabilisation of dune system, natural beach recharge and associated works  
**Location:** Land To The North West Of West Sands Road West Sands Road St Andrews Fife  
**Applicant:** St Andrews Links Trust Pilmour House Pilmour House St Andrews Scotland KY16 9SF  
**Agent:** Jacqueline Barrett 111 McDonald Road Edinburgh Scotland EH7 4NW

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development, hereby approved, shall be carried out strictly in accordance with the methodology and mitigation measures set out in the hereby approved, Construction Environmental Management Plan (Plan Reference: 13), the Ecological Impact Assessment Report (Plan Reference: 14) and the Report to Inform Appropriate Assessment (Plan Reference: 12), unless otherwise agreed in writing with this Planning Authority. Any request to deviate from these approved documents shall be supported in writing by evidence from a suitably qualified professional which demonstrates that the changes would have no detrimental impact on any protected species or on any of the adjacent European Protected Sites including the Special Protection Area and Special Area of Conservation. The approved works shall not deviate from the approved methodology and mitigation measures until written approval of any requested changes has been received from this Planning Authority.

FOR THE AVOIDANCE OF DOUBT; no works shall be carried out during the bird breeding season which is March to August inclusive and no works shall be carried out during the seal pupping and moulting season which is May to September inclusive unless otherwise agreed in writing and as specified in the preceding paragraph.

3. The Core Path (R001 - West Sands) and Right of Way located adjacent to the site shall be kept clear of all obstructions for the duration of any construction period.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding protected species, habitats and the surrounding Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest and the Local Nature Reserve.
3. In order to protect the core paths and rights of way.

155 **Application No:** 23/01416/FULL

**Date Decision Issued:** 13/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Proposed ground floor extension, decking, installation of PV roof panels and air-source heat pump

**Location:** 81A Tay Street Newport On Tay Fife DD6 8AQ

**Applicant:** Mr Patrick Golden 81A Tay Street Newport On Tay Fife DD6 8AQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

156 **Application No:** 23/01624/FULL

**Date Decision Issued:** 15/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Erection of domestic garage

**Location:** 1A Kilburn Newport On Tay Fife DD6 8DE

**Applicant:** Mr Roger Greig 1 Forgan Street Newport-on-tay Fife DD6 8JE

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

157 **Application No:** 23/01638/FULL

**Date Decision Issued:** 17/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Single storey extensions to side of dwellinghouse and external alterations.

**Location:** 4 Prospect Terrace Newport On Tay Fife DD6 8AW

**Applicant:** Mr Paul McGhee 4 Prospect Terrace Newport-on-Tay Scotland DD6 8AW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

158 **Application No:** 23/01518/CLP

**Date Decision Issued:** 18/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Certificate of lawfulness (proposed) for installation of air source heat pump to rear of dwellinghouse

**Location:** 4 Quality Street Gauldry Newport On Tay Fife DD6 8RS

**Applicant:** Miss Jenni Kaski 4 Quality Street Gauldry Newport On Tay Fife DD6 8RS

**Agent:**

**Application Permitted - no conditions**



159 **Application No:** 23/02193/CLP

**Date Decision Issued:** 18/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Certificate of lawfulness (proposed) for the formation of access to the front of a flatted dwellinghouse

**Location:** 6 River Terrace Guardbridge St Andrews Fife KY16 0XA

**Applicant:** Mr Cameron McGiffin Home 6 River Terrace Guardbridge St Andrews  
United Kingdom KY16 0XA

**Agent:**

**Application Permitted - no conditions**

160 **Application No:** 23/00789/FULL

**Date Decision Issued:** 29/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Change of use from ancillary accommodation to the existing use (Class 10) for use as seasonal artists residence

**Location:** Leng Home 59 Kirk Road Newport On Tay Fife DD6 8JB

**Applicant:** Ms Jennifer White Forgan Arts Centre 59 Kirk Road NEWPORT-ON-TAY  
United Kingdom DD6 8JB

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

161 **Application No:** 23/02292/CLP

**Date Decision Issued:** 30/08/2023

**Ward:** Tay Bridgehead

**Proposal:** Certificate of Lawfulness (Proposed) for single storey extension to rear, porch extension to front of dwellinghouse and installation of rooflights to detached garage

**Location:** 6 Drumoig Way Drumoig St Andrews Fife KY16 0FT

**Applicant:** Mr & Mrs Crocker 6 Drumoig Way Drumoig United Kingdom KY16 0FT

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead  
**Proposal:** Proposed window and door replacements, repainting of porch, new vehicular access, retaining wall and hardstanding to front of dwellinghouse  
**Location:** 2 Tay Street Newport On Tay Fife DD6 8AG  
**Applicant:** Mr & Mrs P Wilkins 2 Tay Street Newport On Tay Fife DD6 8AG  
**Agent:** Nicola Donaldson Meadow Bank Balfargie Road Cupar United Kingdom KY15 4AJ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed vehicular access, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
3. Prior to the first use of the proposed vehicular access, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed out with the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
4. For the avoidance of doubt, the approved replacement windows and doors shall be as per Approved Fife Council Drawing 07B - Proposed Replacement Windows and Doors, unless otherwise agreed in writing with this Planning Authority.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of protecting the character and appearance of the surrounding historic environment and wider Newport-on-Tay Conservation Area within which the site is located.

163 **Application No:** 23/01419/CLP

**Date Decision Issued:** 07/08/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of lawfulness (proposed) for single storey extensions to the front, side, and rear of dwellinghouse and installation of doors

**Location:** 8 Carnock Mill Carnock Dunfermline Fife KY12 9JZ

**Applicant:** Mr Colin McLeod 8 Carnock Mill Carnock Dunfermline Fife KY12 9JZ

**Agent:** Mark MacKenzie East Lodge Milton Bridge Penicuik United Kingdom EH26 ONX

**Application Permitted - no conditions**

164 **Application No:** 23/01301/FULL

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of 4 electric vehicle charging points and associated infrastructure

**Location:** Police College Tulliallan Castle Alloa Fife FK10 4BE

**Applicant:** Mr Kenneth MacNaught Clyde Gateway 2 French Street Dalmarnock Glasgow G40 4EH

**Agent:** Gemma Forrest 9 Deer Park Avenue Fairways Business Park Livingston Scotland EH54 8AF

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

165 **Application No:** 23/01689/FULL

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of domestic outbuilding

**Location:** 14 Orchard Grove Kincardine Alloa Fife FK10 4PP

**Applicant:** Mr & Mrs J. Macfarlane 14 Orchard Grove Kincardine Alloa Fife FK10 4PP

**Agent:** Neil MacFarlane 11 Bank Street Alloa Scotland FK10 1HP

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

166 **Application No:** 23/01735/LBC

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed building consent for installation of ventilation grill

**Location:** Red Lion Inn Low Causeway Culross Dunfermline Fife KY12 8HN

**Applicant:** Mr Sam Foster Red Lion Inn Low Causeway Culross Dunfermline Fife KY12 8HN

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



167 **Application No:** 23/01935/APN

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Prior Notification for Farm-related Building Works (Non-residential) - Erection of 2 agricultural buildings

**Location:** 2 The Dairy Righead Farm Kincardine Alloa Fife FK10 4AT

**Applicant:** Mr David Morris 2 The Dairy Righead Farm Kincardine Scotland FK10 4AT

**Agent:**

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** Planning permission in principle for erection of dwellinghouse and formation of vehicular access (demolition of adjoining storage building) (Renewal of planning application 19/02285/PPP)  
**Location:** Ross Cottage 4 Hilton Road Pitfirrane Cairneyhill Dunfermline Fife KY12 8RG  
**Applicant:** Mr George Hamilton Ross Cottage 4 Hilton Road Pitfirrane Cairneyhill Dunfermline Fife KY12 8RG  
**Agent:**

**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;

(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, walls and fences, off-street parking and the proposed 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 on walls, windows, roofs and rainwater goods;

(d) A supporting statement illustrating the development's compliance with Making Fife's Places Planning Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;

(e) A scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction/demolition works relating to the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted;

(f) Fife Council's Low Carbon Sustainability Checklist for Planning Applications;

(g) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted;

(h) Details of tree re-planting which shall include a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted and the future management and aftercare of the proposed landscaping and planting.

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. Prior to the occupation of the dwelling, the new 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.

4. Prior to the occupation of the dwelling, off-street parking shall be provided in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.
5. The core path, claimed right of way and Pilgrim Way path which run past the eastern part of the application site and along Hilton Road shall be kept clear of all obstruction for the duration of any construction period.
6. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.

**Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. The details shown on the drawings submitted are not regarded as the best solution for the development of this site.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In order to protect the claimed right of way, a portion of the core path network and the Pilgrim Way path.
6. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

169 **Application No:** 23/01631/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of extension to form art gallery

**Location:** 53 Main Street Cairneyhill Dunfermline Fife KY12 8QT

**Applicant:** Fairley Garden Centre 53 Main Street Dunfermline Scotland KY12 8QT

**Agent:** Andrew Megginson Andrew Megginson Architecture 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** West Fife And Coastal Villages  
**Proposal:** Change of use from former reservoir tank (Sui Generis) to dwellinghouse (Class 9) including alterations, extension and associated vehicular access and parking  
**Location:** Former Reservoir North Of Culross Fife  
**Applicant:** Mr Steven Ferguson 34 Millhill Street Dunfermline uk ky11 4tg  
**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

### **Application Refused**

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

1. In the interest of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need in principle for a residential development in this location is not considered fully justified and would therefore be contrary to Policy 16: Quality Homes and 17: Rural Homes of NPF4 and Policy 1: Development Principles, Policy 7 Development in the Countryside, Policy 8: Houses in the Countryside of the Adopted FIFEplan (2017).
2. In the interest of safeguarding the visual amenity of the countryside, setting of the A-listed building and a garden & designed landscape. The proposal would result in an incongruous development that would not respect the existing character of the site and surrounding countryside, as well as detract from the Abbey House as the focal point of the inventory garden, thereby resulting in a significant detrimental impact on the visual amenity of the surrounding countryside area as well the setting of the A-listed Culross Abbey House and its Garden. The proposal is therefore considered to be contrary to Policy 7: Historic Assets and Places, Policy 17: Rural Homes and Policy 14: Design, Quality and Places of National Planning Framework 4 (2023) and Policy 1: Development Principles, Policy 7 Development in the Countryside, Policy 8: Houses in the Countryside, Policy 10: Amenity and Policy 14: Built and Historic Environment of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).
3. In the interests of road safety; the proposed development would be unable to provide adequate manoeuvring/turn space for vehicles within the site, nor would it be able to provide the necessary visibility splays or off-street parking. As such, the development is contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 11: Low Carbon of the adopted FIFEplan Fife Local Development Plan (2017) and there are no relevant material considerations of such weight as to justify allowing a relaxation of Fife Council's standards with regard to sustainable transport.

171 **Application No:** 23/01805/FULL

**Date Decision Issued:** 11/08/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** Abbey View House Low Causeway Culross Dunfermline Fife KY12 8HN

**Applicant:** Mr Gorge Connelly Abbey View House Low Causeway Culross Fife KY12 8HN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

172Application No: 23/01806/LBC

Date Decision Issued: 11/08/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** Abbey View House Low Causeway Culross Dunfermline Fife KY12 8HN

**Applicant:** Mr George Connelly Abbey View House Low Causeway Culross Fife KY12 8HN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Development the subject of planning permission 19/03687/FULL (Change of use from field to livery business including erection of stables, formation of access and temporary siting of static caravan) (retrospective) with variation of that permission's condition 1 to allow siting of caravan for a further two years (Section 42)

**Location:** Dunduin Greenknowes Kelty Fife KY4 0JN

**Applicant:** Mrs Carolyn Ashley-Wheeler The Caravan Dunduin Retirement Livery by Kelty UK KY4 0JN

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

### **Application Permitted with Conditions**

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

1. The residential use of the static caravan hereby approved shall cease within five years of 13 September 2020.
2. In so far as not already carried out, the construction of the vehicular crossing of the verge shall have been carried out in accordance with the current Fife Council Transportation Development Guidelines within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later.
3. In so far as not already provided, within one month of the date of this consent there shall have been provided within the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
4. In so far as not already provided, visibility splays 3m x 110m shall have been provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines, within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later. These visibility splays shall be retained throughout the lifetime of the development hereby approved.
5. In so far as not already provided, there shall have been provided within the site three nos. parking spaces for vehicles in accordance with the current Fife Council Parking Standards, within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later. These parking spaces shall thereafter be retained throughout the lifetime of the development hereby approved.

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

1. In order to define the terms of this consent and to ensure compliance with the development plan.
2. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
5. In the interests of road safety; to ensure the provision of adequate off-road parking facilities.



174 **Application No:** 23/02275/CLP

**Date Decision Issued:** 18/08/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** 9 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

**Applicant:** Mrs C Grant 9 Copper beech wynd Cairneyhill Scotland KY12 8UP

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

**Application Permitted - no conditions**

175 **Application No:** 23/02126/CLP

**Date Decision Issued:** 25/08/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** 1 South Acres Cairneyhill Dunfermline Fife KY12 8UR

**Applicant:** Mr & Mrs S Miller 1 South Acres Cairneyhill Scotland KY12 8UR

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

**Application Permitted - no conditions**