



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 1/23/2023 - 2/19/2023**

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













































































































































































































































































111 **Application No:** 22/04257/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy Central

**Proposal:** Prior Notification for Electronic Communication Code Operators - Installation of 20m pole and additional equipment cabinets

**Location:** Street Record Nicol Street Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**

112 **Application No:** 22/00740/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Kirkcaldy Central

**Proposal:** Formation of hardstanding, alterations to boundary wall, repainting exterior of dwellinghouse and installation of boundary gate and railings (part retrospective)

**Location:** 4 Beveridge Road Kirkcaldy Fife KY1 1UX

**Applicant:** Miss Gemma Duckett 4 Beveridge Road Kirkcaldy Fife KY1 1UX

**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.

113 **Application No:** 22/03968/LBC

**Date Decision Issued:** 26/01/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed Building Consent for interior alterations to flatted dwelling.

**Location:** 335E High Street Kirkcaldy Fife KY1 1JL

**Applicant:** Ms Eleonora Amari 335E High Street Kirkcaldy Fife KY1 1JL

**Agent:** Davide Rizzo Park Lane House 47 Broad street Glasgow UK G40 2QW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

114 **Application No:** 23/00142/ADV

**Date Decision Issued:** 02/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Display of internally illuminated and non-illuminated signage

**Location:** The Royal Bank Of Scotland 15 - 25 Rosslyn Street Kirkcaldy Fife KY1 3HW

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

**Agent:** Kieran Leadbetter 1 1 St Bernard's Row Stockbridge Edinburgh United  
Kingdom EH4 1HW

**Application Permitted - no conditions**

115 **Application No:** 22/04239/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Prior Notification for Electronic Communication Code Operators - 20m pole and additional equipment cabinets

**Location:** Street Record Tay Place Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**

116 **Application No:** 23/00005/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Erection of a domestic garage to front of dwellinghouse

**Location:** 5 Dysart View Dysart Kirkcaldy Fife KY1 2WS

**Applicant:** Mr Mario Caira 5 Dysart View Dysart Kirkcaldy Fife KY1 2WS

**Agent:** Kenneth Hutchison 16 Raith Drive Kirkcaldy UK KY2 5NW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

117 **Application No:** 23/00183/CLP

**Date Decision Issued:** 15/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Certificate of lawfulness (proposed) for the installation of replacement windows, formation of doors and internal alterations

**Location:** Harbour Care Nursing Home 91C High Street Dysart Kirkcaldy Fife KY1 2UQ

**Applicant:** Mr Mino Singh Barncluith Business Centre Townhead Street Hamilton United Kingdom ML3 7DP

**Agent:** CD Architects 40 Rochsolloch Road Airdrie Scotland ML6 9BG

**Application Permitted - no conditions**

118 **Application No:** 22/04256/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy North

**Proposal:** Prior Notification for Electronic Communication Code Operators.

**Location:** Street Record Templehall Avenue Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**



119 **Application No:** 22/03720/FULL

**Date Decision Issued:** 23/01/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to side of dwellinghouse with associated roof terrace, dormer extension to side of dwellinghouse and installation of balcony

**Location:** Billowness Promenade Leven Fife KY8 4HY

**Applicant:** Mr David Chapman Billowness Promenade Leven Fife KY8 4HY

**Agent:** Michael Spence 20 Greenwell Park Glenrothes Fife KY6 3QH

**Application Permitted with Conditions**

**Approve** subject to the following 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:** Erection of fence and installation of flood lighting.  
**Location:** B And M Homestore Unit 3 Riverside Retail Park Riverside Road Leven Fife KY8 4LT  
**Applicant:** Mr Iain Pratt The Vault 1 Dakota Drive, Estuary Commerce Park 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP  
**Agent:** Mark Wood The Glenmore Centre 12 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP

### **Application Permitted with Conditions**

**Approve** subject to the following 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 operations of the proposed fenced off area, a turning area to accommodate the servicing of all of the businesses using this service yard shall be provided as shown on Drawing No. RB-RSL-001. For the avoidance of doubt, a 25m radius turning space shall form part of the manoeuvring space. The turning and servicing area shall thereafter be retained throughout the lifetime of the development.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate turning and servicing area for all businesses using this service yard.

121 **Application No:** 22/03942/CLE

**Date Decision Issued:** 25/01/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** Cardy Net Works Main Street Lower Largo Leven Fife KY8 6BW

**Applicant:** Mrs Elizabeth Rolland Cardy House 125 125 Main Street Lower Largo Lower Largo, Leven United Kingdom KY8 6BJ

**Agent:**

**Application Permitted - no conditions**

122Application No: 22/04035/FULL

Date Decision Issued: 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations to existing dormer extension to front of dwellinghouse.

**Location:** 28 Links Road Lundin Links Leven Fife KY8 6AU

**Applicant:** Mr & Mrs A. Picken 28 Links Road Lundin Links Leven Fife KY8 6AU

**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.

123 **Application No:** 22/04103/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of flue to dwellinghouse

**Location:** 32 Main Street Lower Largo Leven Fife KY8 6BT

**Applicant:** Mr Philip Light 32 Main Street Lower Largo Leven Fife KY8 6BT

**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.

124 **Application No:** 22/04106/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of solar panels to dwellinghouse

**Location:** 28 North Feus Upper Largo Leven Fife KY8 6ER

**Applicant:** Mr Simon Allan 28 North Feus Upper Largo Leven Fife KY8 6ER

**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:** Leven, Kennoway And Largo  
**Proposal:** Alterations to design and location of campsite carpark and amenity building (Amendment to approved application 18/03146/FULL for erection of 2 camping pods, 3 motor home pitches, barbecue hut, seating shelter, cycle shelter and toilet/shower facilities)  
**Location:** Silverburn Park Campsite Silverburn Park Largo Road Leven Fife  
**Applicant:** Fife Employment Access Trust 3 Silverburn Cottages Largo Road Leven Fife KY8 5PU  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE USE OF ANY PART OF THE DEVELOPMENT HEREBY APPROVED, visibility splays of 4.5m by 140m shall be provided in both directions at the junction of the existing access and the A915 public road. Thereafter these shall be maintained free of any obstructions exceeding a height of one metre above the adjacent road channel levels.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

4. FOR THE AVOIDANCE OF DOUBT, the proposed development shall be carried out in accordance with the agreed Tree Survey and Ongoing Management Plan as submitted under reference 15/01094/FULL and to the satisfaction of the Local Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that all trees worthy of retention to the site are satisfactorily protected before and during construction works.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
3. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
4. To ensure all contamination within the site is dealt with.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Single storey extension and formation of raised deck, stairs and balustrades to rear of dwellinghouse  
**Location:** 6 Reid Street Lochgelly Fife KY5 9DL  
**Applicant:** Mr Michael Bryson 6 Reid Street Lochgelly KY5 9DL  
**Agent:** Derek Balfour 3 Violet Place Lochgelly 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.
2. For the avoidance of doubt, and prior to the approved extension coming into use, the approved 1.8m high close-boarded timber screens shall be installed and retained as such for the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.
3. For the avoidance of doubt, the existing rear garden shed shall be removed from the site prior to the commencement of works on the approved extension, 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 residential amenity, to mitigate direct overlooking to the immediate neighbouring rear garden areas to the north-west and south-east of the site.
3. In the interest of residential amenity; to prevent overdevelopment of the rear garden area and retain an acceptable extent of usable garden ground provision for the extended property.



127 **Application No:** 22/04011/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 3 Knockhill Close Lochgelly Fife KY5 9NE

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

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

**Application Permitted with Conditions**

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

1. The internal recirculating ventilation extraction system hereby approved shall be operated and maintained entirely in accordance with the manufacturer's specification, for the lifetime of this development.

**Reason(s):**

1. In the interests of residential amenity.

128 **Application No:** 22/04265/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Installation of replacement shopfront

**Location:** 15 Benarty Square Ballingry Lochgelly Fife KY5 8NR

**Applicant:** Mr George Mitchell 1 Eagle Street Glasgow G4 9XA

**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil 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.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 20 affordable dwellings (Class 9) and 24 flatted dwellings (extra care) (Sui Generis) with associated landscaping and infrastructure  
**Location:** Jenny Gray House 1 Melville Street Lochgelly Fife KY5 9JD  
**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 roads and associated works serving the proposed development as shown on document 02B shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption. Work shall include the following -

Prior to occupation of the first unit, the upgrading of Union Street to a standard suitable for adoption.

3. NO DEVELOPMENT SHALL COMMENCE ON SITE until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

4. Prior to the occupation of the first unit, works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to occupation of the first unit, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with Melville Street and Union Street and all internal junctions in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
6. Prior to the occupation of the extra care housing block, the off-street parking provision as shown on document 02B shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
7. 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. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

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

8. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
9. 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.
10. The occupancy of the units hereby approved shall be restricted to persons aged 55 and over and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
11. Before any development commences on site, a biodiversity enhancement plan shall be submitted to Fife Council as Planning Authority for prior written approval. The approved measures shall then be completed on site in full, prior to it being fully occupied. For the avoidance of doubt, the plan shall include all necessary plans to identified where specific measures will be implemented, along with detailed product specifications.
12. Before any development commences on site, a Construction and Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority, for prior written approval. The approved measures shall then be followed in full on site during the construction period. For the avoidance of doubt, the CEMP shall full consider all potential impacts on surrounding residential properties and potential impacts on local ecology and how these impacts shall be mitigated.
13. Prior to occupation of the first dwelling, the approved SUDs Scheme 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.
14. Before they are erected on site, full details of all boundary treatments (including site plan), shall be submitted to Fife Council as Planning Authority for prior written approval. The approved boundary treatments shall then be installed on site prior to each respective unit being occupied.
15. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, and a maintenance plan, shall be submitted to and approved in writing by this Planning Authority. These submitted details shall include compensatory tree planting at a suitable ratio, species and size to replace those lost as a result of the development. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
16. No tree works or scrub clearance shall occur on site from 1st March through to 31st August 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, a suitable 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.

**Reason(s):**

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

3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate parking spaces
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.
9. In order to define the terms of the consent.
10. In the interest of protecting education capacity.
11. In the interest of biodiversity enhancement; to ensure the measures recommended within the approved preliminary ecology appraisal are detailed and implemented.
12. In the interest of protecting residential amenity and ecology; to ensure adequate measures are put in place during the construction period to avoid any significant impacts.
13. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.
14. In the interest of visual amenity; to ensure the proposed boundary treatments are appropriate for their location.
15. In the interest of ensuring the landscaping and visual amenity is to an acceptable standard
16. In order to avoid disturbance during bird breeding seasons.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 4 no. dwellinghouses and associated works  
**Location:** Land At Former St Kenneths Church Main Road Glencraig Fife  
**Applicant:** Mr Colin Grandison 36 Page Street Lochgelly Fife KY5 9DU  
**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

### **Application Permitted with Conditions**

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

1. Prior to the occupation of the first dwelling, the reconstruction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
3. Prior to the occupation of the first dwelling, the first 6 metre length (measured from the rear of the public footway) of the private access driveway shall be re-profiled to ensure that it is at a gradient no greater than  $\pm 1\%$  with the rear of the public footway. The remainder of the private access shall then be reconstructed to a standard suitable for use by private cars and shall have a gradient not exceeding 1 in 10 (10%) with appropriate vertical curves to ensure adequate ground clearance for vehicles. The first 6 metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the first dwelling, visibility splays 2m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splays shall be retained for the lifetime of the dwelling.
5. Prior to the occupation of each respective dwelling, there shall be provided within the curtilage of the site 3 parking spaces per dwelling in accordance with the current Fife Council Making Fifes Places Appendix G. The parking spaces shall be retained for the lifetime of the dwelling.
6. Prior to the occupation of the first dwelling, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational condition throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
7. All planting shall be undertaken within the first planting season following completion of the development and maintained in accordance with good horticultural practices by the developer for a period of five years after planting. Any species which are dead, dying, diseased or otherwise failing to establish shall be replaced by the developer to the satisfaction of the planning authority.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

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

amended by Section 32 of The Planning (Scotland) Act 2019.

2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
7. In the interest of place-making; to ensure any plants reach their full growth potential.
8. To ensure all contamination within the site is dealt with.

131 **Application No:** 19/02080/NMV1

**Date Decision Issued:** 27/01/2023

**Ward:** Rosyth

**Proposal:** Alterations to dwellinghouse including installation of replacement windows and door, formation of new window and door openings, installation of rooflight and re-painting of exterior wall (Non-Material Variation to 19/02080/FULL for amendments to doors and windows)

**Location:** Kirklea Church Lane Limekilns Dunfermline Fife KY11 3HP

**Applicant:** Mrs Sarah Young Kirklea Church Lane Limekilns Dunfermline Fife KY11 3HP

**Agent:** Lee Donaldson 6 Vrackie Place Dunfermline Fife KY11 8JD

**Application Permitted - no conditions**



**Ward:** Rosyth

**Proposal:** Importation of fill material to regrade land profile to form site for future development (section 42 application for variation of approved plans relating to site levels under condition 1 of planning permission 01/02295/WFULL in order to meet requirements of conditions 3, 8 and 10).

**Location:** Castle Key Rosyth Europarc Milne Road Rosyth Fife

**Applicant:** Mr Ross Jubin 18 Walker Street Edinburgh UK EH3 7LP

**Agent:** John Handley 65a Leamington Terrace Edinburgh UK EH10 4JT

### **Application Permitted with Conditions**

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

1. Monitoring Data and Reports of findings shall be submitted to this Planning Authority at regular intervals in accordance with the Monitoring Scheme approved with planning permission: 01/02295/WFULL.
2. Visibility splays 4.5m x 90m shall be 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.
3. The access within the site shall be at least six metres wide constructed and maintained to the satisfaction of this Planning Authority so that no mud, debris or other deleterious material is carried by vehicles on to the public road.
4. Provision shall be made to intercept any surface water before it enters the public road running alongside the site, all in accordance with the current Fife Council Roads and Transportation Development Guidelines before commencement of excavation etc operations.
5. The tipped material shall comprise only inert material. It shall not at any time comprise toxic or putrescible material or any other notifiable material in terms of the Control of Pollution Act 1974.
6. Within 3 months of the date of this consent a programme for the implementation/phasing of the remaining infilling, including a Phasing Plan is to be submitted and approved by the Planning Authority.
7. Within 3 months of the date of this consent an updated Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e neighbouring properties and highway) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority.

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

1. To allow this Planning Authority to consider these matters in greater detail; to ensure adequate monitoring arrangements are in place to assess the hydrology impact of the infilling operations on the St. Margaret s Marsh SSSI and that remedial measures can be put in place to protect the SSSI from any adverse impact in the long-term.
2. To ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
3. To ensure the provision of an adequate construction.
4. To eliminate the discharge of surface water from the site to the adjoining public roads.
5. To reserve the rights of this Planning Authority to ensure a satisfactory level of local environmental quality is achieved and to ensure the infilled area does not become contaminated in the interests of safeguarding public health.
6. To specify a timetable for the completion of the remaining works on site.
7. In the interests of safeguarding the amenity of adjoining and nearby residents.

133 **Application No:** 22/03550/FULL

**Date Decision Issued:** 31/01/2023

**Ward:** Rosyth

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

**Location:** 24 Link Road Crombie Dunfermline Fife KY12 8BF

**Applicant:** Mr Steven Kidd 24 Link Road Crombie Dunfermline Fife KY12 8BF

**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:** Rosyth

**Proposal:** Demolition of existing buildings, erection of a retail unit (Class 1) with associated access improvements, service area, parking, taxi parking and associated works (Section 42 application to vary condition 3 of planning permission 20/01601/FULL).

**Location:** The Yard Public House Admiralty Road Rosyth Dunfermline Fife KY11 2BN

**Applicant:** Mactaggart And Mickel Commercial Ltd 1 Atlantic Quay 1 Robertson Street Glasgow United Kingdom G2 8JB

**Agent:** Adam McConaghy 11 Alva Street Edinburgh United Kingdom EH2 4PH

### **Application Permitted with Conditions**

**Approve** subject to the following 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 gross internal floor space of the development shall not exceed 2,141 sq.m including any mezzanine levels. Any increase in the size of the unit shall only be made with the written approval of Fife Council as planning authority.
3. The retail unit shall be restricted to Class 1 (retail) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. No more than 85% of the net retail sales area of the unit shall be used for the sale of convenience goods and no more than 15% for the sale of comparison goods. The unit shall not be subdivided without the prior written consent of Fife Council as planning authority.
4. No work shall commence on the development of the retail store which will preclude, prevent or limit the use of the existing football pitch until a signed, binding contract has been submitted to the Council that demonstrates the replacement pitch will be constructed. The contract shall clearly set out the expected timescales for the new pitch to be completed. A phasing plan shall also be submitted that sets out the timing of the construction of the hereby approved retail store and delivery of the replacement football pitch (22/02428/FULL). For the avoidance of doubt, the phasing plan shall include, but not limited to, the anticipated opening date for the store and the anticipated date the replacement pitch will be available for football matches. Works shall only commence on the erection of the retail store (for the avoidance of doubt, this excludes works which do not inhibit the use of the existing football pitch) once the Council have confirmed in writing that the phasing plan and evidence that the replacement football pitch will be delivered are acceptable.
5. Prior to the commencement of development, a Remediation Statement shall be submitted to and approved in writing by Fife Council. The Remediation Statement shall include a timetable for the implementation and completion of the approved remediation measures.
6. Remediation of the site shall be carried out and completed in accordance with the Remediation Statement approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Statement have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Statement.
7. Following completion of any measures identified in the approved Remediation Statement or any approved revised Remediation 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Statement or the approved revised Remediation Statement and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.
8. BEFORE ANY DEVELOPMENT STARTS ON SITE, full details (height, materials, colouring, etc) of all boundary treatments including the species and planting specification for all hedging shall be submitted for prior

written approval by Fife Council as planning authority. All boundary treatments shall thereafter be carried out in accordance with the approved details.

9. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 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.
11. Prior to the opening of the retail unit, the construction and delineation of the footpath link from the existing footpath on the west side of the site adjacent to Castle Road, parking, manoeuvring, servicing, turning and access driveway areas shall be completed to the satisfaction of the planning authority.
12. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 119 parking spaces for vehicles in accordance with the current Fife Council Parking Standards with 15 parking spaces being provided for the adjacent taxi business. A minimum of 2 electric car charging points shall be provided within the 119 car parking spaces. The parking spaces and electric car charging points shall be retained through the lifetime of the development.
13. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 10 covered and secure cycle parking spaces in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
14. BEFORE ANY WORK STARTS ON SITE, full details of adequate wheel cleaning facilities to be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads shall be submitted and approved in writing by Fife Council, as planning authority. The approved facilities shall be provided, retained and maintained for the duration of operations on the site.
15. Prior to the commencement of development, detailed plans showing the layout and type (and method) of construction of junction improvements to the A985, shall be submitted to Fife Council for approval, in consultation with Transport Scotland, as the Trunk Roads Authority. For the avoidance of doubt, no development shall occur until written approval from Fife Council has been given. The agreed junction alterations and improvements to the A985 shall then be subsequently constructed in accordance with these approved plans prior to the opening of the retail unit.
16. Before development commences a lighting scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting (including headlights) shall be submitted to, for approval by Fife Council. Thereafter the artificial lighting shall be operated in accordance with the approved scheme. For the avoidance of doubt, floodlights to be aligned so as not to adversely affect road traffic or neighbouring properties, the light source shall not be exposed to view or cause glare from the highway, each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical, any spill of illumination must not exceed one lux at the boundary with the highway.

Within one month of the installation of the lights, they shall be inspected by a qualified lighting engineer and a report shall be submitted to the Planning Authority confirming compliance with the approved details. Any defects identified shall be rectified within one month of the inspection and a further report shall be submitted to confirm the necessary works have been undertaken.

17. FOR THE AVOIDANCE OF DOUBT, there shall be no drainage connections to the trunk road drainage system.
18. Activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of 08.00 and 18.00 hours Mondays to Fridays, 08.00 and 13.00 hours Saturdays with no working Sundays or Public Holidays, unless prior written agreement of the Council is obtained agreeing to an amendment
19. BEFORE DEVELOPMENT STARTS ON SITE, a Construction Environmental Management Plan designed to mitigate the effects on sensitive premises/ areas (i.e neighbouring properties and road) of dust, noise and vibration from the proposed development shall be submitted for the written approval by Fife Council as Planning Authority. 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. For the avoidance of doubt, all construction lorries shall be covered to ensure that no material spills on to the public road. Once approved, the development shall be constructed in

accordance with the approved Scheme of Works unless otherwise agreed in writing.

20. Unless otherwise agreed in writing with Fife Council, there shall be no deliveries to or dispatches from the premises outside the hours of 07.00 and 18.00 Monday to Friday and 08.00 and 15.00 on Saturdays. No deliveries shall take place on Sundays or Bank Holidays.
21. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.
22. Prior to the commencement of works, details of the proposed trolley enclosure shall be submitted to and for approval in writing by Fife Council.
23. FOR THE AVOIDANCE OF DOUBT, all of the signage details noted on the drawings approved within this application will require a separate application for advertisement consent as required under The Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984, The Town and Country Planning (Control of Advertisement) (Scotland) Amendment Regulations 1992 (and any subsequent amendments).

**Reason(s):**

1. In order to comply with the 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 define the planning permission in the interests of ensuring the vitality and viability of the town centre.
3. To define the planning permission in the interests of ensuring the vitality and viability of the town centre.
4. To ensure that the alternative outdoor sports facility is provided.
5. To ensure the proposed remediation statement is suitable.
6. To ensure remedial works are carried out to the agreed protocol.
7. To provide verification that remediation has been carried out to the planning authority's satisfaction.
8. In the interests of visual amenity and design.
9. 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.
10. 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
11. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
12. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
13. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
14. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
15. To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.
16. To ensure that the efficiency of the existing drainage network is not affected and that the standard of construction is commensurate with that required within the road boundary.
17. In the interests of amenity.
18. In the interests of amenity.
19. In the interests of amenity.
20. In the interests of amenity.
21. In the interests of amenity.
22. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
23. For the avoidance of doubt and to clearly define the terms of the approved development.

**Ward:** Rosyth  
**Proposal:** Single storey extension to rear of dwellinghouse  
**Location:** The Old Station 1 Saltpans Charlestown Dunfermline Fife KY11 3EB  
**Applicant:** Mr & Mrs A. Craig The Old Station 1 Saltpans Charlestown Dunfermline Fife KY11 3EB  
**Agent:** Neil Gourlay 2-3 Borthwick View Pentland Industrial Estate Loanhead Midlothian EH20 9QH

### **Application Permitted with Conditions**

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

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

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

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

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

136 **Application No:** 22/04110/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** Rosyth

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

**Location:** 51 Middlebank Street Rosyth Dunfermline Fife KY11 2NY

**Applicant:** Mr & Mrs McCormack 51 Middlebank Street Rosyth Dunfermline Fife KY11 2NY

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

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 22/04025/FULL

**Date Decision Issued:** 23/01/2023

**Ward:** St. Andrews

**Proposal:** Installation of security boarding to windows (Retrospective)

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

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

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

**Application Permitted with Conditions**

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

1. Planning permission is limited to a period of 2 years.

**Reason(s):**

1. To safeguard the character of the listed building.



138 **Application No:** 22/04026/LBC

**Date Decision Issued:** 23/01/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of security boarding to windows (retrospective)

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow Scotland G12 8DR

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

**Application Permitted - no conditions**

139 **Application No:** 22/03983/LBC

**Date Decision Issued:** 25/01/2023

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of a shower in the existing ground floor and widening of internal door opening

**Location:** 41 North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Mr Robert Harwood 41 North Castle Street St Andrews Fife KY16 9BG

**Agent:** Chloe Roxburgh The Bathroom Company The Bathroom Company 32 Leonard Street Perth United Kingdom PH2 8ER

### **Application Permitted with Conditions**

**Approve** subject to the following 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:** 22/04027/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** St. Andrews

**Proposal:** Installation of solar panels, re-slate roof and relocation of existing flue

**Location:** 26A Hepburn Gardens St Andrews Fife KY16 9DE

**Applicant:** Mr Andrew Johnson 26A Hepburn Gardens St Andrews Fife KY16 9DE

**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.

**Reason(s):**

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

141 **Application No:** 23/00058/CLP

**Date Decision Issued:** 30/01/2023

**Ward:** St. Andrews

**Proposal:** Certificate of Lawfulness (Proposed) for single storey extension to rear and alterations to window to form door to side

**Location:** 64 Crawford Gardens St Andrews Fife KY16 8XQ

**Applicant:** Mr Andrew Suttie 64 Crawford Gardens St Andrews Fife KY16 8XQ

**Agent:** john webster 20 THE FLOUR MILL EXCHANGE COURT DUNDEE  
SCOTLAND DD1 3DE

**Application Permitted - no conditions**

142Application No: 22/01929/FULL

Date Decision Issued: 31/01/2023

**Ward:** St. Andrews

**Proposal:** Erection of two holiday accommodation units (cabins), associated infrastructure and parking

**Location:** Land Adjacent To Cottages Easter Kincaple Farm Strathryum St Andrews Fife

**Applicant:** Ms Nicola Steele Cottages 2 & 3 Easter Kincaple Strathryum St. Andrews Scotland KY16 9SG

**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.

143 **Application No:** 22/03886/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows, door and rooflights including dormer cladding and roof vents

**Location:** University Group East 65 - 75 North Street St Andrews Fife KY16 9AL

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**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.

144 **Application No:** 22/03887/LBC

**Date Decision Issued:** 02/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal and external alterations including installation of replacement windows, door and rooflights including dormer cladding and roof vents

**Location:** University Group East 65 - 75 North Street St Andrews Fife KY16 9AL

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**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.

145 **Application No:** 22/02733/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows and doors and boiler/vent flues.

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

**Applicant:** Monarchs House Limited Mr Jim Hays No. 1 London Bridge London SE1 9BG

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

**Application Permitted with Conditions**

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

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



146 **Application No:** 22/04116/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** External alterations to dwellinghouse including formation of raised platform

**Location:** Eden View Monksholm Kincaple St Andrews Fife KY16 9SJ

**Applicant:** Mr Francis Kelly & Ms Louise Hunter Eden View Monksholm Kincaple St  
Andrews Fife KY16 9SJ

**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.

147 **Application No:** 22/04161/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** Replace existing flat roof covering with new single ply roofing membrane - 14-20 Abbey Court

**Location:** 14 Abbey Court St Andrews Fife KY16 9TL

**Applicant:** Fife Council Rothesay House Rothesay Place Glenrothes Scotland KY7 5PQ

**Agent:** Robert Barker Bankhead Central 1st Floor - Central 2 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.

148 **Application No:** 22/03941/FULL

**Date Decision Issued:** 06/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement window and rooflight and installation of solar panels.

**Location:** 16 College Street St Andrews Fife KY16 9AA

**Applicant:** Mr James Page 20 Lodge Close Cobham Surrey United Kingdom KT11 2SG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

149 **Application No:** 22/03540/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 45C South Street St Andrews Fife KY16 9QR

**Applicant:** Mr Benedict Laogan 45C South Street St Andrews Fife KY16 9QR

**Agent:** Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

**Application Permitted with Conditions**

**Approve** subject to the following 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 window framing to the replacement windows hereby approved shall be site sized and shall closely match the existing window frame dimensions.

**Reason(s):**

1. In order to comply with the 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 C Listed Building and the Andrews Conservation Area within which the site is located.

150 **Application No:** 22/03541/LBC

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

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

**Location:** 45C South Street St Andrews Fife KY16 9QR

**Applicant:** Mr Benedict Laogan 45C South Street St Andrews Fife KY16 9QR

**Agent:** Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the window framing to the replacement windows hereby approved shall be site sized and shall closely match the existing window frame dimensions.

**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.

151 **Application No:** 22/03985/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

**Proposal:** Alterations and extension to side and rear of dwelling

**Location:** 37 Doocot Road St Andrews Fife KY16 8QP

**Applicant:** Ms C Nicoll 37 Doocot Road St Andrews Fife KY16 8QP

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE FIRST USE OF THE ROOMS WITHIN THE TWO STOREY EXTENSION, a new parking layout shall be provided as shown and dimensioned on approved drawing 04 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 interest of road and pedestrian safety; and to ensure that adequate off street parking exists to accommodate the proposal.

152 **Application No:** 22/03818/ARC

**Date Decision Issued:** 08/02/2023

**Ward:** St. Andrews

**Proposal:** Application for matters specified in conditions for erection of dwellinghouse and garage and formation of access (22/01311/PPP)

**Location:** Rufflets Hotel Strathkinness Low Road St Andrews Fife KY16 9TX

**Applicant:** Rufflets Country House Hotel Rufflets Country House Hotel Strathkinness Low Road St Andrews Scotland KY16 9TX

**Agent:** ZONE Architects Ltd 211 Granton Road Edinburgh United Kingdom EH5 1HD

### **Application Permitted with Conditions**

**Approve** subject to the following 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, a minimum of 3 No off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

153 **Application No:** 22/03918/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Change of use from dwellinghouse (Class 9) to hostel (Class 7)

**Location:** Woodside House Balone Craigtoun St Andrews Fife KY16 8NS

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



154 **Application No:** 22/04044/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of temporary 11 no. sculptures in garden ground

**Location:** The Museum of the University of St Andrews 7A The Scores St Andrews Fife KY16 9AR

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**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.
2. The development authorised by this permission shall be removed and the land restored to its former condition on or before 1 year from the date of the permissions implementation.

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

1. In order to comply with the 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. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

155 **Application No:** 23/00162/CLP

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulnesss (proposed) for internal alterations

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Hamilton House 70 Hamilton Drive Glasgow United Kingdom G12 8DR

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

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Two storey extension to side and rear of dwellinghouse to form 2 apartment flats with associated gardens and parking space.  
**Location:** 7 Churchill Crescent St Andrews Fife KY16 8EF  
**Applicant:** Mr Lewis Boyd 24F Morven Road Bearsden Glasgow United Kingdom G61 3BY  
**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

### **Application Permitted with Conditions**

**Approve** subject to the following 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 each of the proposed dwelling units, there shall be off street parking spaces provided for that dwellinghouse as shown on Drawing No. PL-20-A1L-100 Revision. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of each of the proposed dwelling units, the first two metre length of all of the vehicular driveways to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of each of the proposed dwelling units, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of all of the vehicular crossings and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6m above the adjoining carriageway level, all in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. 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.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

157 **Application No:** 22/04049/LBC

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of 3 doors in Craigtoun Park Wall

**Location:** Craigtoun Country Park Craigtoun Fife

**Applicant:** Mr Henry Paul Craigtoun Country Park Mount Melville St Andrews Scotland  
KY16 8NX

**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.

**Reason(s):**

1. In order to comply with the 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:** 22/04109/LBC

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal soft strip works

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow  
Scotland G12 8DR

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

**Application Permitted - no conditions**

159 **Application No:** 22/04291/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Single storey extension and dormer extension to dwelling

**Location:** 25 Drumcarrow Road St Andrews Fife KY16 8SE

**Applicant:** Ms Ann Astell 25 Drumcarrow Road St Andrews Scotland KY16 8SE

**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.

**Ward:** St. Andrews  
**Proposal:** Single storey extension to side of dwellinghouse  
**Location:** Claremont Cottage Bishops Wood Strathkinness St Andrews Fife KY16 8NZ  
**Applicant:** Mr Neill Fraser Claremont Cottage Bishops Wood Strathkinness St Andrews Fife KY16 8NZ  
**Agent:** Inglis and Carr - Chartered Architects The Design Studio 1 Lisdén Gardens Kirriemuir Scotland DD8 4DW

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the extension roof shall be clad in grey coloured natural slate unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on the roof.
2. FOR THE AVOIDANCE OF DOUBT, the finishes, details and colours to the solar panels, the flue, the external walls and the windows and doors shall be as indicated on approved drawing 08 - Design and Access Statement, Chapter 4.0 - Proposed Elevations, unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

**Reason(s):**

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

161 **Application No:** 22/04082/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** St. Andrews

**Proposal:** Extension to dwellinghouse, installation of replacement windows, flue, air source heat pump and solar panels

**Location:** 112 Hepburn Gardens St Andrews Fife KY16 9LT

**Applicant:** Mr Bobby Rintoul 112 Hepburn Gardens St Andrews Fife KY16 9LT

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed rear extensions hereby approved shall be clad in roof pantiles that shall match the existing roof pantiles in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.
3. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.'

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

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

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



162 **Application No:** 22/04096/ADV

**Date Decision Issued:** 17/02/2023

**Ward:** St. Andrews

**Proposal:** Display of 1 No. externally illuminated fascia sign and 1 No. non-illuminated projecting sign

**Location:** 94 Market Street St Andrews Fife KY16 9PA

**Applicant:** Mr Jack Wright Century House Brunel Road Junction 41 Industrial Estate Wakefield England WF2 0XG

**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.

163 **Application No:** 20/00679/NMV3

**Date Decision Issued:** 24/01/2023

**Ward:** Tay Bridgehead

**Proposal:** Approval of matters specified in conditions of planning consent ref. no. PPA-250-2272 for the erection of six dwellinghouses, upgrading of access and formation of car parking (Non-Material Variation to 20/00679/ARC for amendments to increase plot sizes of each dwelling)

**Location:** Land To South Of 6 Balgove Road Gauldry Fife

**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Fife KY7b 6LW

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

**Planning Permission Required**

164 **Application No:** 20/00679/NMV4

**Date Decision Issued:** 24/01/2023

**Ward:** Tay Bridgehead

**Proposal:** Approval of matters specified in conditions of planning consent ref. no. PPA-250-2272 for the erection of six dwellinghouses, upgrading of access and formation of car parking (Non-Material Variation to 20/00679/ARC for amendments to position of rooflights in house 1)

**Location:** Land To South Of 6 Balgove Road Gauldry Fife

**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Fife KY7b 6LW

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead**Proposal:** Single storey extension to rear and side of dwellinghouse**Location:** 37 Dalglish Street Tayport Fife DD6 9BB**Applicant:** Mr STUART CAMPBELL BURNSIDE FARM BOARHILLS ST ANDREWS  
FIFE KY168PU**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. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

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

3. PRIOR TO COMMENCING WORKS ON THE SINGLE STOREY EXTENSION HEREBY APPROVED, the new parking layout and revised vehicular access as shown on approved drawing 14A shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
4. FOR THE AVOIDANCE OF DOUBT, the mono-blocked areas marked A and B on approved drawing 14A shall either be surfaced in permeable mono block paving or shall be laid to ensure surface water drains into the garden curtilage and not onto the public road.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.
3. In the interest of road and pedestrian safety; to ensure that adequate off street parking exists to accommodate the proposal.
4. To reserve the rights of the Planning Authority with respect to the detailing of the driveway.

**Ward:** Tay Bridgehead

**Proposal:** Single storey extensions to front and side of dwellinghouse.

**Location:** 133 Main Street Guardbridge St Andrews Fife KY16 0UN

**Applicant:** Mr Mark Ferrie 133 Main Street Guardbridge St Andrews Fife KY16 0UN

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.

**Ward:** Tay Bridgehead  
**Proposal:** Erection of WC building and formation of access ramps and associated lift  
**Location:** 10 High Street Newport On Tay Fife DD6 8DA  
**Applicant:** St Mary's Episcopal Church St Mary's Episcopal Church High Street  
Newport-on-Tay Scotland DD6 8DA  
**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Proposed wall finishes, the roofing slate, and the eaves detail to the WC building hereby approved shall closely match those of the existing listed church in size, type, colour, specification, and texture unless otherwise agreed in writing with Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
3. All proposed external finishes to ramp walls and ramp upstands shall be constructed in natural stone of a colour to closely match the natural stone paving approved for the front main entrance to the church, unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
4. The ironmongery to the front entrance door serving the WC building shall be black in colour and shall be detailed traditionally.
5. BEFORE WORKS COMMENCE ON SITE, full specification details of the linear drains to the ramped areas as shown on approved drawing 04A shall be submitted for approval in writing by the Planning Authority.
6. FOR THE AVOIDANCE OF DOUBT, all fixings into natural stone and the listed boundary wall shall be non-ferrous in type.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external material finishes to the WC building do not detract from the character and appearance of this Category B Listed Building and the Newport-On-Tay Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed external material finishes to the landscape elements do not detract from the character and appearance of this Category B Listed Building and the Newport-On-Tay Conservation Area within which the site is located.
4. To reserve the rights of the Planning Authority with respect to this detail.
5. To reserve the rights of the Planning Authority with respect to this detail.
6. To reserve the rights of the Planning Authority with respect to this detail.

**Ward:** Tay Bridgehead  
**Proposal:** Listed building consent for internal and external alterations including erection of WC building, formation of access ramps and associated lift  
**Location:** 10 High Street Newport On Tay Fife DD6 8DA  
**Applicant:** St Mary's Episcopal Church St Mary's Episcopal Church High Street Newport-on-Tay Scotland DD6 8DA  
**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWINGS 04A AND 05A, further justification is required and approval in writing by this Planning Authority must be obtained BEFORE ANY DOWNTAKINGS OF THE PERIMETER BOUNDARY WALL AS SHOWN COMMENCES ON SITE. Additional supporting site level and wall foundation level survey information shall be submitted to the Planning Authority for further consideration.

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

3. FOR THE AVOIDANCE OF DOUBT, SHOULD APPROVAL BE GRANTED TO DISMANTLE THE PERIMETER BOUNDARY WALL UNDER CONDITION 2 ABOVE, BEFORE ANY DIS-MANTELING OF THE BOUNDARY WALL COMMENCES, a detailed method and design statement shall be submitted to this Planning Authority which provides full details on how the wall shall be dismantled, how the stone down takings shall be safely stored, and how the boundary wall shall be faithfully re-constructed to match the original boundary wall. The design statement shall include existing site photographs of the boundary wall and full specification details shall be provided on stone coursing, joint widths, lime mortar and, should this be required, any replacement stone.
4. FOR THE AVOIDANCE OF DOUBT, all fixings into the listed boundary wall shall be non-ferrous in type.
5. FOR THE AVOIDANCE OF DOUBT all repair works to the existing perimeter boundary wall shall use a traditional mortar mix consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE WORKS COMMENCE ON SITE.
6. FOR THE AVOIDANCE OF DOUBT, all new stone details to the wall opening by the lift shall be constructed in natural stone of a type, colour, and texture to match the existing perimeter wall.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, and to prevent the full dismantling of a listed boundary wall where in-adequate justification has been provided.
3. In the interests of visual amenity; to ensure that the existing listed boundary wall is re-constructed in a faithful and traditional manner and does not detract from the character and appearance of this Category B Listed Building.
4. To reserve the rights of the Planning Authority with respect to this detail.
5. In the interests of visual amenity; to ensure that the proposed external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
6. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate to the character and appearance of this Category B Listed Building.

169 **Application No:** 22/03976/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** Tay Bridgehead

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

**Location:** 23 Smithy Road Balmullo St Andrews Fife KY16 0BG

**Applicant:** Mr Calvin Brown 23 Smithy Road Balmullo St Andrews Fife KY16 0BG

**Agent:** Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK  
KY10 3tj

**Application Permitted with Conditions**

**Approve** subject to the following 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.



170 **Application No:** 22/04119/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Alterations and 1.5 storey front extension to dwellinghouse

**Location:** 18 Riverside Gardens Wormit Newport On Tay Fife DD6 8NQ

**Applicant:** Mrs Donna Jennings 18 Riverside Gardens Wormit Newport On Tay Fife DD6 8NQ

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

**Application Permitted with Conditions**

**Approve** subject to the following 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 proposed external finishing materials to the external south facing wall and roof shall match those of the south facing front elevation of the adjoining property in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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

171 **Application No:** 22/04064/LBC

**Date Decision Issued:** 06/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Listed building consent for installation of replacement windows

**Location:** 10 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr Nicholas Johnston 10 Tay Street Newport On Tay Fife DD6 8AG

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the internal glazing spacer bars to the double glazed units hereby approved shall be coloured white upon installation.

**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.

172Application No: 22/04126/FULL

Date Decision Issued: 06/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Installation of replacement windows

**Location:** 10 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr Nicholas Johnston 10 Tay Street Newport On Tay Fife DD6 8AG

**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 internal glazing spacer bars to the double glazed units hereby approved shall be coloured white upon installation.

**Reason(s):**

1. In order to comply with the 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 C Listed Building and the Newport-On-Tay Conservation Area within which the site is located.

173 **Application No:** 22/03724/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Alteration of boundary wall and formation of vehicular access.

**Location:** The Bield Pickletillum Drumoig St Andrews Fife KY16 0BU

**Applicant:** Mrs Gillian Parsons The Bield Pickletillum Drumoig St Andrews Fife KY16 0BU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Tay Bridgehead  
**Proposal:** Planning permission in principle for the erection of dwellinghouse with associated vehicular access and parking (Section 42 application to vary conditions 2 and 4 of 22/02567/PPP)  
**Location:** New Lulgate Lucklawhill Balmullo St Andrews Fife KY16 0BQ  
**Applicant:** Mrs Esme Towse Well Springs Quarnford Buxton Derbyshire England SK17 0SJ  
**Agent:** Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

### Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads, footpaths, the passing place required by condition 4, the visibility splays required by condition 2, the method of closure of the existing access, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and windows;
  - (d) A survey of all the trees on the site indicating their size and species indicating those to be felled to allow the development to proceed and the number location and species of the replacement planting required by condition 9;
  - (e) A protected species survey.
2. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
3. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2.4m x 43m westbound and 2.4m x 43m eastbound shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all access driveways shall have been constructed in accordance with the current Fife Council Transportation Development Guidelines 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 driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, the existing access to New Lulgate shall be closed off by permanent means to all vehicular traffic and the bellmouth shall be extended and modified to form a passing place which meets the standards contained in the Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all vehicular access to New Lulgate, the annex when it is converted to a dwellinghouse and the house hereby approved shall be taken by a single access point as identified on Drawing No.(02).
6. Prior to occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
7. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a protected species survey shall be undertaken by an appropriately qualified individual, the outcomes of which are to be submitted

to the planning authority for approval under the terms of Condition 1 above. Thereafter, any associated mitigation shall be carried out in accordance with the approved survey prior to the occupation of the dwellinghouse hereby approved.

8. Any tree and vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year.
9. To prevent the entrapment of animals all excavations shall be covered at the end of each working day, or include a means of escape for any animal falling in. Any temporarily exposed open pipe system shall be capped in order to prevent wildlife gaining access.
10. All trees felled on the site to accommodate the development shall be replaced with double the number of trees, all of which shall be of a native species, within the first planting season following the commencement of development on the site, unless agreed otherwise in writing with Fife Council as Planning Authority; the details of the felling and the replanting to be submitted under the terms of Condition 1 above.

**Reason(s):**

1. To ensure compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. 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.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that only one access exists at this location onto the rural road.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of natural heritage; to ensure that the development will not have an unacceptable adverse impact on any protected species using the site.
8. In the interests of safeguarding biodiversity.
9. In the interests of safeguarding biodiversity.
10. In the interests of enhancing biodiversity.

175 **Application No:** 22/02612/LBC

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Listed building consent for alterations including replacement windows and doors along with replacement roof

**Location:** Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

**Applicant:** Mitie Building 177 177 1 Tutor Road Leuchars Fife KY16 0LB

**Agent:** Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

**Application Permitted - no conditions**

176 **Application No:** 22/02613/FULL

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Re-rendering and installation of replacement windows and doors and roof

**Location:** Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

**Applicant:** Mitie Building 177 1 Tutor Road Leuchars Fife KY16 0LB

**Agent:** Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

**Application Permitted with Conditions**

**Approve** subject to the following 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.



177 **Application No:** 22/03912/DPN

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

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

**Location:** Morton Loch Tentsmuir Tayport Fife

**Applicant:** Mr Greig Cochrane Battleby Redgorton Perth UK PH1 3EW

**Agent:**

**Application Permitted - no conditions**

178 **Application No:** 22/04253/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Change of use of land from static holiday caravan to provide staff accommodation

**Location:** Tayport Caravan Park East Common Links Road North Tayport Fife DD6 9ES

**Applicant:** Tayport Links C P Ltd Tayport Links Caravan Park East Common Tayport Scotland DD6 9ES

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

1. In order to comply with the 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:** Formation of vehicular access

**Location:** 14 Burns Street High Valleyfield Dunfermline Fife KY12 8RX

**Applicant:** Mr Vitezslav Filip 14 Burns Street High Valleyfield KY12 8RX

**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 driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G
3. Prior to the driveway coming into use, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.

**Reason(s):**

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

180 **Application No:** 22/03813/LBC

**Date Decision Issued:** 26/01/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for internal alterations to dwellinghouse (Retrospective)

**Location:** Balgownie House West Green Culross Dunfermline Fife KY12 8JJ

**Applicant:** Mrs Aisha Holloway Balgownie House West Green Culross KY12 8JJ

**Agent:** Graeme Duff 27 Canmore Street Dunfermline KY12 7NU

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use from agricultural shed to commercial distillery (Class 5) and associated development

**Location:** Land To The Rear Of Agricultural Sheds Din Moss Farm Fife

**Applicant:** Knockhill Distillery The Lodge Din Moss by Dunfermline UK KY3 9HS

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

**Conditional Approval/Legal Agreement**

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

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, the use hereby approved shall be restricted to that of a commercial distillery.
2. THE USE HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE BEFORE the access bellmouth from the public road shown in Drawing No. 22850-110, but including flush heel kerbing delineating the extents of the public road boundary, has been constructed in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Guide.
3. THE USE HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE BEFORE completion of the upgrade to the private access road described in the "22850 Access Road Assessment".

**Reason(s):**

1. To ensure proper control over the development in the interests of the good planning of the area.
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.

182Application No: 22/03290/FULL

Date Decision Issued: 01/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of balcony

**Location:** West Camps Farm Dunfermline Fife KY12 9JR

**Applicant:** Ms Catherine Mathieson The Farmhouse West Camps Farm Carnock  
Scotland KY12 9JR

**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:** West Fife And Coastal Villages  
**Proposal:** Display of 2 non-illuminated freestanding advance signs  
**Location:** Land East Of Clinkum Bank Inzievar Oakley Fife  
**Applicant:** Mr Scott B Candlish 82A Main St Crossford KY128NJ  
**Agent:**

**Application Refused**

**Reason(s):**

1. In the interests of design and visual amenity; the proposed advance signs by virtue of their unacceptable location, some 200 metres from site of the proposed business they would be advertising, would have a detrimental impact on the character and appearance of the grassed and planted road verge and surrounding environment and will result in an incongruous development. The proposals would not make a positive contribution to their immediate environment, and would also be likely to set an undesirable precedent for advance signage. The proposals would not therefore comply with Policies 1 and 10 of the Adopted FIFEplan (2017), and Fife Council's Approved Planning Customer Guidelines on Advertising signs for Businesses.
2. In the interests of road safety; the proposed advance signs by virtue of their unacceptable location will cause a distraction to passing motorists at a T-junction of the A985 Trunk road, and would set an undesirable precedent potentially leading to an unacceptable proliferation of similar signs at the junction, also to the detriment of road safety, all contrary to Policy 10 of the Adopted FIFEplan (2017), Fife Council's Approved Planning Customer Guidelines on Advertising Signs for Businesses, and Fife Council's Approved Transportation Development Guidelines.

184 **Application No:** 22/04060/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** 8 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

**Applicant:** Mr F Crawford 8 Queens Haugh Carnock KY12 9GQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



185 **Application No:** 22/04255/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Dormer extensions to both sides of dwellinghouse

**Location:** 81 Porterfield Comrie Dunfermline Fife KY12 9XQ

**Applicant:** Mr Stuart Friar 81 Porterfield Comrie Dunfermline Fife KY12 9XQ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the development hereby approved coming into use, the proposed dormer window on the west elevation will be obscurely glazed and thereafter 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 safeguarding residential amenity and to ensure the privacy of the neighbouring property is protected from new overlooking.

186 **Application No:** 22/03965/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of septic tank and associated infrastructure

**Location:** The Den At Culross Blairhall Mains High Valleyfield Dunfermline Fife KY12 8EP

**Applicant:** Mrs Audrey Stirling The Den at Culross Blairhall Dunfermline Scotland KY12 8EP

**Agent:** Yeoman McAllister Architects Waterside Studios 64 Coltbridge Avenue Edinburgh United Kingdom EH12 6AH

**Application Permitted with Conditions**

**Approve** subject to the following 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.

187 **Application No:** 22/04013/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Replacement single storey extension and installation of rooflights to rear of dwellinghouse

**Location:** 28 Mercer Street Kincardine Alloa Fife FK10 4NL

**Applicant:** Ms Larissa Bobkova Lagudin 28 Mercer Street Kincardine FK10 4NL

**Agent:** Oliver Conway 170/3 Montgomery Street Edinburgh EH7 5FE

**Application Permitted with Conditions**

**Approve** subject to the following 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.

188 **Application No:** 22/04075/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of garden room and raised deck (retrospective)

**Location:** 12 Pitdinnie Gardens Cairneyhill Dunfermline Fife KY12 8DD

**Applicant:** Shona Brown 56 Fredrick Street Edinburgh Scotland EH2 1LS

**Agent:** Allan Woodward 2a Berkeley Street Glasgow Scotland G3 7DW

**Application Permitted - no conditions**

189 **Application No:** 22/03678/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Retrospective change of use from public open space to private garden ground and erection of fencing to side of dwellinghouse

**Location:** 5 James Wylie Place Kincardine Alloa Fife FK10 4RG

**Applicant:** Mr Mark Mckenzie 5 James Wylie Place Kincardine FK10 4RG

**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.

190 **Application No:** 22/03824/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use from agricultural land to dog exercise field (including the erection of boundary fence and formation of parking)

**Location:** Duckhill Cottage Sunnyside Road Inzievar Oakley Dunfermline Fife KY12 8HB

**Applicant:** Ms Colleen Cooper Duckhill Cottage Sunnyside Road Carineyhill Dunfermline, Fife United Kingdom KY12 8HB

**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy Fife KY2 5PH

### **Application Permitted with Conditions**

**Approve** subject to the following 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 dog exercise business use commencing, a 3m x 58m oncoming visibility splay and a 3m x 150m in the other direction (east) shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 17464/00/001. The visibility splays shall be retained for the lifetime of the development.

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

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use of land to allow siting of kennels/ cattery units and temporary on-site accommodation (caravan) and formation of vehicular access

**Location:** Elderberry Glen Land To North Of B914 Balgonar Saline Fife

**Applicant:** Mr Krzysztof Wydra 21 Fieldfare View Dunfermline United Kingdom KY11 8FY

**Agent:** Peter MacLeod 122 Scott Street Galashiels United Kingdom TD1 1DX

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the temporary caravan hereby approved shall be removed from this site within 5 years of the date of this consent.
3. Prior to any business use commencing on site, the construction of the rural style vehicular crossing of roadside verge shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G These works shall include the relocation of the vehicular access gate to the position shown on Drawing No 02.
4. Prior to any business use commencing on site, there shall be provided within the curtilage of 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.
5. Prior to any business use commencing on site, visibility splays 3m x 210m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
6. BEFORE ANY OF THE TEMPORARY BUILDING ARE POSITIONED ON THE SITE, details of the final colour of the proposed external paint finishes shall be submitted for approval in writing by this Planning Authority and thereafter the agreed paint finishes shall be applied before the buildings are brought 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. The caravan is of a temporary nature and is only acceptable as a temporary expedient.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
6. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.