



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 22/03/2021 - 18/04/2021**

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

1 **Application No:** 21/00657/CLP **Date Decision Issued:** 06/04/2021

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

**Proposal:** Certificate of Lawfulness (Proposed) for use of part of Class 5 industrial unit as cleaning area

**Location:** JKF Group Ltd Fife Energy Park High Street Methil Fife

**Applicant:** Cesscon Decom Ltd 9 Deer Park Avenue Livingston Scotland EH54 8AF

**Agent:** Nikki McAuley 111 McDonald Road Edinburgh Scotland EH7 4NW

**Application Permitted - no conditions**

2 **Application No:** 20/02629/FULL **Date Decision Issued:** 09/04/2021

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

**Proposal:** Installation of roller shutter door and formation of access ramp

**Location:** Unit 3 Dock Road Methil Leven Fife KY8 3SR

**Applicant:** JKF SSAS Quayside House, Unit 1 Dock Road Methil Docks Methil Fife KY8 3SR

**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 existing off street parking spaces to the front of the building directly in front of the proposed roller shutter door and proposed ramp shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

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

3 **Application No:** 21/00276/FULL **Date Decision Issued:** 12/04/2021

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

**Proposal:** Change of use and alterations to funeral parlour (Class 1) to form flatted dwelling (Sui Generis)

**Location:** 604-606 Wellesley Road Methil Leven Fife KY8 3PF

**Applicant:** Anderson Funeral Directors Ltd 604-606 Wellesley Road Methil Leven UK KY8 3PF

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

**Application Permitted - no conditions**

4 **Application No:** 21/00808/CLP **Date Decision Issued:** 16/04/2021

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

**Proposal:** Certificate of Lawfulness (Proposed) for single storey side extension

**Location:** 13 Kinnarchie Crescent Methil Fife KY8 3BB

**Applicant:** Mrs Karen Loughrey 13 Kinnarchie Crescent Methil Scotland KY8 3BB

**Agent:** Stuart Graham 31 Binney Wells Kirkcaldy Scotland KY1 2BE

**Application Permitted - no conditions**

5 **Application No:** 20/03034/FULL **Date Decision Issued:** 25/03/2021

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

**Proposal:** Erection of 4 residential units with associated landscaping, infrastructure and services (amendments to open space provision of planning permission reference 20/01948/FULL).

**Location:** 37 Birch Avenue Kinghorn Burntisland Fife KY3 9YN

**Applicant:** Lovell Partnerships Ltd Technical Department Braidhurst House 2 Finch Way Strathclyde Business Park Bellshill Scotland, ML4 3PE

**Agent:**

### **Conditional Approval/Legal Agreement**

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

1. BEFORE DEVELOPMENT STARTS ON SITE, the site plan 'LWK\_SITE\_PS11' shall be updated to reduce the triple width driveways in plots 30 and 134 to double width. These plans shall be submitted to Fife Council as planning authority for written approval. The development shall be implemented in accordance with the details approved through this condition.
2. PRIOR TO THE OCCUPATION OF ANY UNIT HEREBY APPROVED, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, site boundaries shall feature native species rich hedgerows. Also, any trees shall be species of native origin. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

3. Prior to the occupation of each house, the access driveways shall be constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The driveway widths shall not exceed 5 metres per plot.
4. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
5. A Remediation Strategy shall be submitted for the written approval of the planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter, the development shall proceed in a phased manner and in accordance with the agreed recommendations of the Remediation Strategy unless otherwise agreed in writing by the planning authority, prior to the occupation of any home within the development that requires remediation.
6. PRIOR TO THE OCCUPATION OF EACH PLOT, a Validation Report in respect of the measures undertaken in the agreed Remediation Strategy under Condition 5 shall be submitted for the written approval of the planning authority. No house hereby approved shall be occupied until the planning authority has issued, by written agreement, confirmation that the plot has been remediated in accord with the Validation Report.
7. In the event that contamination not previously identified is encountered during the development, all works on site (apart from site investigation works) shall cease and the local planning authority informed within 2 working days. Thereafter and unless otherwise agreed in writing by the said planning authority, works on site shall not recommence until either a remediation strategy has been submitted or the planning authority has confirmed in writing that further remediation works are not required. Any remediation strategy required under this condition shall be drafted in accordance with the requirements of Condition 6 above. Following completion of any remediation works a Validation Report shall be submitted for the written approval of the planning authority, in accordance with Condition 7 above. For the avoidance of doubt, no works shall re-commence on site until the measures agreed in the Remediation Strategy have been carried out in full and the submitted Validation Report is agreed in writing by the planning authority.
8. No construction activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall take place outside the hours of:

0800 to 1800 hours Mondays to Fridays (inclusive)  
0800 to 1300 Saturdays only

For the avoidance of doubt, no such works shall take place outwith these hours or on Sunday or Public Holidays without the prior written approval of the planning authority.

**Reason(s):**

1. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions, etc.
5. In the interests of contaminated land remediation; to ensure the development is not at risk from harmful substances caused by historic land use-related contamination.
6. In the interests of contaminated land remediation; to ensure the remediation measures have been completed and the land is suitable for the proposed development.
7. In the interests of contaminated land remediation; to ensure that any previously unsuspected contamination is appropriately dealt with and the land is suitable for the proposed development.
8. In the interests of residential amenity; to ensure the construction phase of the development does not result in an unacceptable impact on neighbouring residential properties.

6 **Application No:** 21/00110/FULL **Date Decision Issued:** 29/03/2021

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

**Proposal:** External alteration to dwellinghouse

**Location:** 6 East Vows Walk Kirkcaldy Fife KY1 1SQ

**Applicant:** Mr James Stark 6 East Vows Walk Kirkcaldy UK KY1 1SQ

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

**Application Permitted - no conditions**



7 **Application No:** 21/00325/FULL **Date Decision Issued:** 29/03/2021

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

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

**Location:** 41 Craigievar Gardens Kirkcaldy Fife KY2 5SD

**Applicant:** Mrs Ann Dewar 41 Craigievar Gardens Kirkcaldy Fife KY2 5SD

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

**Application Permitted - no conditions**

8 **Application No:** 21/00502/LBC **Date Decision Issued:** 29/03/2021

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

**Proposal:** Listed Building Consent for erection of toilet block and installation of drinking tap

**Location:** Car Park Pettycur Harbour Pettycur Road Kinghorn Fife

**Applicant:** Mr Ed Heather-Hayes Harmourmaster's House Hot Pot Wynd Dysart Kirkcaldy  
Scotland KY1 2TQ

**Agent:**

**Application Permitted - no conditions**

9 **Application No:** 21/00668/CLP **Date Decision Issued:** 12/04/2021

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

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

**Location:** 45 East Vows Walk Kirkcaldy Fife KY1 1SQ

**Applicant:** Mr M Byrne 45 East Vows Walk Kirkcaldy Fife KY1 1SQ

**Agent:** Craig Johnstone 32 The Castings Dunfermline United Kingdom KY12 9AU

**Application Permitted - no conditions**

10 **Application No:** 20/03281/FULL **Date Decision Issued:** 14/04/2021

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Siting of storage container to form restaurant area and installation of artificial grass (retrospective)  
**Location:** Burntisland Sands Hotel Lochies Road Burntisland Fife KY3 9JX  
**Applicant:** Burntisland Sands Hotel Burntisland Sands Hotel Lochies Road Burntisland Scotland KY3 9JX  
**Agent:** Keith Owens 24 West Nicolson Street Edinburgh Midlothian EH8 9DD

**Application Permitted with Conditions**

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

1. PRIOR TO THE CONTAINER HEREBY APPROVED BEING BROUGHT INTO USE, the 16 parking spaces shown in Drawing No 2586/01 shall have been provided in accordance with current Fife Council Transportation Development Guidelines and shall thereafter be retained for the lifetime of the development.
2. WITHIN FOUR MONTHS OF THE ERECTION OF THE CONTAINER HEREBY APPROVED (OR WITHIN FOUR MONTHS OF THE DATE OF THIS CONSENT IN THE CASE OF THE CONTAINER ALREADY HAVING BEEN ERECTED), the exterior of the container hereby approved shall have been clad in timber in accordance with details of the same which shall have been submitted to be approved in writing by the planning authority. Thereafter the cladding shall be retained in accordance with the approved details for the lifetime of the development.

**Reason(s):**

1. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of safeguarding the character and appearance of the conservation area and the visual amenity of the area more generally.

11 **Application No:** 21/00718/DPN **Date Decision Issued:** 05/04/2021

**Ward:** Cowdenbeath

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

**Location:** Land To East Of 115 Union Street Cowdenbeath Fife

**Applicant:** SGN C/o Montagu Evans 4th Floor Exchange Tower 19 Canning Street  
Edinburgh Scotland EH3 8EG

**Agent:** Lisa Proudfoot 4th Floor Exchange Tower 19 Canning Street Edinburgh  
Scotland EH3 8EG

**Application Permitted - no conditions**

12 **Application No:** 20/03257/FULL

**Date Decision Issued:** 07/04/2021

**Ward:** Cowdenbeath

**Proposal:** Erection of extension to existing industrial building (Class 4)

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

**Applicant:** Graham's, The Family Dairy (Milk Products) Ltd c/o Ristol Consulting Ltd 2 Kirk Street Dunblane Stirlingshire FK15 0AN

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

### **Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, a sample of external finishing materials shall be submitted for the written approval of this Planning Authority. For the avoidance of doubt, the external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 23 or 24; shall be undertaken without the express prior consent of Fife Council as Planning Authority.

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

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the existing building and surrounding area.
2. To ensure all contamination within the site is dealt with.
3. In the interest of residential amenity; to ensure the amenity of the surrounding residential properties is protected.

13 **Application No:** 21/00565/CLP

**Date Decision Issued:** 14/04/2021

**Ward:** Cowdenbeath

**Proposal:** Certificate of lawfulness (proposed) for single storey extension to the rear of dwellinghouse, conversion of integral garage to form habitable living space and addition to existing hardstanding

**Location:** 23 Blackhill Brae Crossgates Cowdenbeath Fife KY4 8FH

**Applicant:** Mr J Mays 23 Blackhill Brae Crossgates Cowdenbeath Fife KY4 8FH

**Agent:** Peter Simpson Peter Simpson 116 Dover Park Dunfermline Fife KY11 8HX

**Application Permitted - no conditions**

14 **Application No:** 21/00241/FULL      **Date Decision Issued:** 16/04/2021

**Ward:** Cowdenbeath

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

**Location:** 42 Mowbray Gardens Crossgates Cowdenbeath Fife KY4 8BG

**Applicant:** Mrs F McMillan 42 Mowbray Gardens Crossgates KY4 8BG

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

**Application Permitted - no conditions**



**Ward:** Cupar

**Proposal:** Change of use from open space to holiday site including siting of hut and erection of storage shed and fence

**Location:** Land West Of Milton Of Blebo Farm Miltonfield Pitscottie Fife

**Applicant:** Miss Jean Findlay Dalriada 85 Angus Road Scone Perth PH2 6RB

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

**Refusal/Enforcement Action**

**Reason(s):**

1. In the interests of flood risk; insufficient information has been provided to demonstrate that the proposed development would not place buildings and persons at risk of flooding. The application cannot be supported by the Planning Authority as it would be contrary to Policies 1, 3 and 12 of FIFEplan (2017) and Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).
2. In the interests of the protection of natural heritage and endangered species; insufficient information has been provided to demonstrate that the proposal would not give rise adverse impacts on the natural environment, including trees, local habitats and protected species. The application cannot be supported by the Planning Authority as it would be contrary to Policies 1, 10 and 13 of FIFEplan (2017), Making Fife's Places Supplementary Guidance (2018) and Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
3. In the interests of road safety; a visibility Splay of at least 3m x 140m is required in directions, North and South at the access from the site onto the adjacent public road. Visibility would be unacceptably obstructed for vehicles leaving the proposed access onto the C45 public road by permanent features which are outwith the applicant's control to the south of the access. This would be detrimental to the safety and convenience of all road users. The application cannot be supported by the Planning Authority as it would be contrary to Policies 1, 3 and 10 of FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018), including the Transportation Development Guidelines contained within Appendix G thereof.
4. In the interests of road safety; forward visibility for drivers travelling in both directions toward the site, North and South, is severely restricted. This would be detrimental to the safety and convenience of all road users. The application cannot be supported by the Planning Authority as it would be contrary to Policies 1, 3 and 10 of FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018), including the Transportation Development Guidelines contained within Appendix G thereof.
5. In the interests of visual amenity; insufficient information has been provided to demonstrate that the proposal would not result in the damage or loss of existing natural heritage assets, including mature trees. The loss and/or damage of such assets would have an adverse visual impact on the character of the woodland which frames the Ceres Burn and C45 public road, including the role this area has in defining the Dura Den Local Landscape Area. The application cannot be supported by the Planning Authority as it would be contrary to Policies 1, 7, 10 and 13 of FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

16 **Application No:** 21/00339/CLP

**Date Decision Issued:** 22/03/2021

**Ward:** Cupar

**Proposal:** Certificate of lawfulness (proposed) for installation of doors and windows

**Location:** Mansion House Barham Rankeilour Bow Of Fife Cupar Fife KY15 5RG

**Applicant:** Mr. & Mrs. Hamish Spencer-Nairn Barham Rankeilour Bow of Fife Cupar Great Britain KY15 5RG

**Agent:** Lindsay Buchan 63 Queen Charlotte Street Edinburgh Midlothian EH6 7EY

**Application Permitted - no conditions**

17 **Application No:** 20/03133/FULL

**Date Decision Issued:** 25/03/2021

**Ward:** Cupar

**Proposal:** Installation of replacement rooflight, alterations to form doorway, re-painting of existing windows and doors and replacement driveway

**Location:** 36 Main Street Ceres Cupar Fife KY15 5NA

**Applicant:** Mr Charlie Pomphrey 36 Main Street Ceres Cupar Scotland KY15 5NA

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE WORKS START ON THE DRIVE, full specification details on the stone sett finish shall be submitted for PRIOR approval in writing by the Planning Authority.

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

2. Following the removal of the porch and the store entrance door the existing south east elevation wall shall be made good in materials which closely match the existing wall finish in every respect.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the proposed alterations do not detract from the character and appearance of the Ceres Conservation Area, within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed alterations do not detract from the character and appearance of the Ceres Conservation Area, within which the site is located.

18 **Application No:** 20/03004/CLP

**Date Decision Issued:** 29/03/2021

**Ward:** Cupar

**Proposal:** Certificate of Lawfulness (Proposed) for change of use from garage to home laundering service

**Location:** Aisling Blebocraigs Cupar Fife KY15 5UF

**Applicant:** Mr Iain MacKinnon Aisling Blebo Craigs Cupar Fife KY15 5UF

**Agent:**

**Application Permitted - no conditions**

19 **Application No:** 21/00488/CLP

**Date Decision Issued:** 29/03/2021

**Ward:** Cupar

**Proposal:** Certificate of Lawfulness (Proposed) for infill porch extension, infill external door and alterations to window to form door and screen

**Location:** 50 Sandylands Road Cupar Fife KY15 5JP

**Applicant:** Mr And Mrs Andy Duncan 50 Sandylands Road Cupar Fife KY15 5JP

**Agent:** Charlie Bowman 23 Emsdorf Street Lundin Links Leven KY8 6HL

**Application Permitted - no conditions**

20 **Application No:** 21/00411/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** Cupar

**Proposal:** First floor extension to dwellinghouse

**Location:** 4 Tarvit Court Cupar Fife KY15 5BU

**Applicant:** Mr Steven Brand Millstane 4 Tarvit Court Cupar Scotland KY15 5BU

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

**Application Permitted - no conditions**

**Ward:** Cupar**Proposal:** Erection of 9 dwellinghouses, formation of access, hardstanding and associated landscaping, and external alterations and extension to existing dwellinghouse**Location:** Wester Pitscottie Farm Cairngreen Pitscottie Cupar Fife KY15 5LA**Applicant:** Mr Neil Kay McAllister Rise 6 Mosman Park Western Australia Australia 6012**Agent:** Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of the first dwellinghouse, visibility splays of 6m x 210m shall be provided to the North East and 6m x 160m to the South West at the junction of the vehicular crossing and the public road. This visibility splay shall be maintained clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the first dwellinghouse, the first 6 metres of the vehicular access where it meets with the B939 Classified public road shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the first dwellinghouse, all works done on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Services Development Guidelines.
4. Prior to the occupation of each of the proposed dwellinghouses, there shall be 3 No. off street parking spaces provided within the curtilage of the site for that dwellinghouse in accordance with the current Fife Council Transportation Services Development Guidelines.
5. Prior to the occupation of the first dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.
6. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

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

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. 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 potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)



22 **Application No:** 20/03235/FULL

**Date Decision Issued:** 23/03/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of one and a half storey extension to rear and dormer extensions to front and side of dwellinghouse

**Location:** 14 Cairneyhill Road Crossford Dunfermline Fife KY12 8NZ

**Applicant:** Mr Chris Wilmshurst 14 Cairneyhill Road Crossford Dunfermline Fife KY12 8NZ

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

### **Application Permitted with Conditions**

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

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

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

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

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

23 **Application No:** 19/01364/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of boundary fence and change of use from open space to industrial yard (retrospective)

**Location:** Gray And Adams Lyneburn Industrial Estate Halbeath Place Dunfermline Fife

**Applicant:**

**Agent:** Moore Ross Moore Ross 7 Broomhead Drive Dunfermline Scotland KY129DR

**Refusal/Enforcement Action**

**Reason(s):**

1. The applicant has not provided sufficient information to satisfy the planning authority that the proposal complies with Local Development Plan 1 and 12 in relation to the flood risk impacts of the development.

24 **Application No:** 21/00531/FULL **Date Decision Issued:** 05/04/2021

**Ward:** Dunfermline Central

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

**Location:** 73 Kingfisher Place Dunfermline Fife KY11 8JN

**Applicant:** Mr K Pringle 73 73 Kingfisher Place Dunfermline Scotland KY11 8JN

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

**Application Permitted - no conditions**

25 **Application No:** 21/00156/FULL

**Date Decision Issued:** 06/04/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of two storey extension to side and single storey extension to rear of dwellinghouse

**Location:** 3 Balnacraig Crossford Dunfermline Fife KY12 8YA

**Applicant:** Mr D Spence 3 Balnacraig Crossford Dunfermline Fife KY12 8YA

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

**Application Permitted with Conditions**

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

1. Prior to the occupation of the extended part of the dwelling, the construction of any widening of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
3. The hereby approved shower room window shall be wholly fitted with opaque glazing for the lifetime of the development, unless otherwise agreed by this Planning Authority.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure the privacy of neighbouring properties as well as the current and future occupants of the subject property.

26 **Application No:** 21/00941/CLP

**Date Decision Issued:** 07/04/2021

**Ward:** Dunfermline Central

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

**Location:** 13 Lundin Road Crossford Fife KY12 8PW

**Applicant:** Mrs Moira Ramage 13 Lundin Road Crossford Scotland KY12 8PW

**Agent:** Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

**Application Permitted - no conditions**

27 **Application No:** 21/00793/CLP

**Date Decision Issued:** 12/04/2021

**Ward:** Dunfermline Central

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

**Location:** 27 Bramble Crescent Dunfermline Fife KY11 8PZ

**Applicant:** Mr Ryan Learmonth 27 Bramble Crescent Dunfermline Fife KY11 8PZ

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

**Application Permitted - no conditions**

28 **Application No:** 21/00868/CLP

**Date Decision Issued:** 12/04/2021

**Ward:** Dunfermline Central

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

**Location:** 18 Garvock Hill Dunfermline Fife KY12 7UU

**Applicant:** Mr and Mrs F MacDonald 18 Garvock Hill Dunfermline Fife KY12 7UU

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

**Application Permitted - no conditions**

29 **Application No:** 20/03256/FULL **Date Decision Issued:** 23/03/2021

**Ward:** Dunfermline North

**Proposal:** Single storey extension to flatted dwelling

**Location:** 104 Townhill Road Dunfermline Fife KY12 0BN

**Applicant:** Ms Sharon Douglas 104 Townhill Road Dunfermline United Kingdom KY12 0BN

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

**Application Permitted - no conditions**



30 **Application No:** 21/00014/FULL

**Date Decision Issued:** 12/04/2021

**Ward:** Dunfermline North

**Proposal:** Change of use from first floor flatted dwelling and ground floor public house (Sui Generis) to dwellinghouse (Class 9) and external alterations including installation of windows and door

**Location:** 110 Rumblingwell Dunfermline Fife KY12 9AS

**Applicant:** Ms Lisa Moncur Dander Inn Rumblingwell Dunfermline UK KY12 9AS

**Agent:** Lindsay Cruickshank The Garden Flat 39A Lynedoch Road Methven Perth Scotland PH1 3PN

**Application Permitted with Conditions**

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

1. The dwellinghouse shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
2. Prior to the occupation of the new dwellinghouse, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No LM-01eP. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

1. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

31 **Application No:** 21/00338/FULL **Date Decision Issued:** 02/04/2021

**Ward:** Dunfermline South

**Proposal:** Single storey extension to rear and two storey extension to side of dwellinghouse

**Location:** 23 Brambling Road Dunfermline Fife KY11 8HD

**Applicant:** Mrs Catriona Shahamat 23 Brambling Road Dunfermline Fife KY11 8HD

**Agent:** Derek McCafferty Beechgrove Cottage Sandilands Limekilns Scotland KY11 3JD

**Application Permitted - no conditions**

32 **Application No:** 21/00764/CLP

**Date Decision Issued:** 08/04/2021

**Ward:** Dunfermline South

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

**Location:** 10 Blackwood Court Dunfermline Fife KY11 8TF

**Applicant:** Mrs Pauline McKenzie 10 Blackwood Court Dunfermline UK KY11 8TF

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

**Application Permitted - no conditions**

33 **Application No:** 21/00129/FULL **Date Decision Issued:** 15/04/2021

**Ward:** Dunfermline South

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

**Location:** 12 Clerk Grove Dunfermline Fife KY11 8RN

**Applicant:** Mr Wojciech Jozefowski 12 Clerk Grove Dunfermline Fife KY11 8RN

**Agent:** Christopher Barr 39 Eilston Loan Kirkliston United Kingdom EH29 9FL

**Application Permitted with Conditions**

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

1. BEFORE THE APPROVED BALCONY IS BROUGHT INTO USE, a 1.8 metre high obscurely glazed privacy screen shall be erected on the North facing side as indicated on the approved plans and thereafter maintained as such for the lifetime of the development.
2. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

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

34 **Application No:** 21/00011/FULL **Date Decision Issued:** 23/03/2021

**Ward:** East Neuk And Landward

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

**Location:** 82 Bow Butts Crail Anstruther Fife KY10 3UT

**Applicant:** Mr Stephen and Sandra Murdie 82 Bow Butts Crail Anstruther Scotland KY10 3UT

**Agent:** James Kerr Edgemount Parkburn Road Kilsyth Glasgow Scotland G65 9DG

**Application Permitted - no conditions**

35 **Application No:** 21/00179/FULL **Date Decision Issued:** 23/03/2021

**Ward:** East Neuk And Landward

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

**Location:** Falside Farm Kenly Boarhills St Andrews Fife KY16 8PT

**Applicant:** Mr & Mrs David Burns Falside Mill Kingsbarns Fife Scotland PH16 8PT

**Agent:** Robert Crerar Office The Square Methven By Perth Perthshire PH1 3PE

**Application Permitted - no conditions**

36 **Application No:** 21/00196/FULL

**Date Decision Issued:** 23/03/2021

**Ward:** East Neuk And Landward

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

**Location:** 46 Woodside Road Elie Leven Fife KY9 1DU

**Applicant:** Mr Stuart Gray 46 Woodside Road Elie United Kingdom KY9 1DU

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

37 **Application No:** 21/00175/FULL

**Date Decision Issued:** 24/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of windows and rooflight

**Location:** 50 East Street St Monans Anstruther Fife KY10 2AT

**Applicant:** Mrs Kerwei Tan 50 East Street St Monans Anstruther Fife KY10 2AT

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted in white and thereafter permanently maintained as such. The astragal detail should match the existing windows with a maximum glazing depth of 12mm and no trickle vents visible externally.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the character and appearance of the windows are maintained.



38 **Application No:** 21/00176/LBC

**Date Decision Issued:** 24/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of windows and rooflight and Internal alterations to dwellinghouse

**Location:** 50 East Street St Monans Anstruther Fife KY10 2AT

**Applicant:** Mrs Kerwei Tan 50 East Street St Monans Anstruther Fife KY10 2AT

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted in white and thereafter permanently maintained as such. The astragal detail should match the existing windows with a maximum glazing depth of 12mm and no trickle vents visible externally.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the character and appearance of the windows are maintained.

39 **Application No:** 21/00538/OBL **Date Decision Issued:** 25/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Discharge of Planning Obligation 08-99-0006D relating to occupancy and use of the dwellinghouse and integral workshop

**Location:** Elderburn North Denhead St Andrews Fife KY16 8PA

**Applicant:** Mr And Mrs David Frederick And Joyce Symington 22 Sunnyside Strathkinness Fife KY16 8XP

**Agent:** Margaret Allan 49 Bonnygate Cupar Fife KY15 4BY

**Application Permitted - no conditions**

40 **Application No:** 20/02351/LBC

**Date Decision Issued:** 25/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for alterations to boundary wall

**Location:** Mayview House Ladywalk Anstruther Fife KY10 3EX

**Applicant:** Mr Jordan Black 16 Silverdykes Gardens Cellardyke Scotland KY10 3FH

**Agent:** Gordon Morton Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used for the reconstruction of the listed boundary wall, consisting of lime and aggregate (no cement).
2. Prior to the existing gates being removed from site, full details of the new 1800mm timber gates shall be submit for written prior approval by Fife Council as Planning Authority.

**Reason(s):**

1. In the interests of visual amenity and preserving the character of the listed building; to ensure that the mortar mix will complement the historic character of the building whilst ensuring no damage to existing stonework.
2. In the interest of protecting visual amenity; to ensure the new gates visually complement the surrounding area.

41 **Application No:** 21/00259/FULL **Date Decision Issued:** 25/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Alterations and extension to dwellinghouse including installation of replacement windows (renewal of 18/00638/FULL)

**Location:** Laigh Cottage 26 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Mr Ian And Mrs Elaine Dawson El Pinar 35 Mannachie Rise Forres IV36 2US

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

**Application Permitted - no conditions**

42 **Application No:** 21/00260/LBC

**Date Decision Issued:** 25/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for alterations and extension to dwellinghouse including installation of replacement windows (renewal of 18/00740/LBC)

**Location:** Laigh Cottage 26 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Mr Ian And Mrs Elaine Dawson El Pinar 35 Mannachie Rise Forres IV36 2US

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

**Application Permitted - no conditions**

43 **Application No:** 21/00157/LBC

**Date Decision Issued:** 26/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for repainting dwellinghouse and garage

**Location:** 12 Charles Street Pittenweem Anstruther Fife KY10 2QQ

**Applicant:** Mr Andy Wood The Sheiling 30 Vicarage Lane Northampton United Kingdom  
NN26QS

**Agent:**

**Application Permitted - no conditions**

44 **Application No:** 21/00288/FULL **Date Decision Issued:** 26/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Alterations to dwellinghouse (convert integral garage to habitable room)

**Location:** 23 Silverdyke Gardens Cellardyke Anstruther Fife KY10 3FH

**Applicant:** Mr Tony Anderson 23 Silverdyke Gardens Cellardyke Anstruther Fife KY10 3FH

**Agent:**

**Application Permitted - no conditions**

45 **Application No:** 21/00304/LBC

**Date Decision Issued:** 26/03/2021

**Ward:** East Neuk And Landward

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

**Location:** 12 Charles Street Pittenweem Anstruther Fife KY10 2QQ

**Applicant:** Mr Andy Wood The Sheiling 30 Vicarage Lane Northampton United Kingdom NN26QS

**Agent:**

**Application Permitted - no conditions**



46 **Application No:** 21/00607/APN

**Date Decision Issued:** 26/03/2021

**Ward:** East Neuk And Landward

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

**Location:** Leys Farm Lochton Crail Anstruther Fife KY10 3XD

**Applicant:** Mr John Nesbit Leys Farm Lochton Crail Fife KY10 3XD

**Agent:** James Henderson Brantwood Oliverburn Pitroddie Perth Perthshire PH2 7NU

**Application Refused**

**Reason(s):**

1. This agricultural prior notification, does not meet the criteria set out in Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and therefore the proposal requires full planning permission.

47 **Application No:** 20/03036/FULL

**Date Decision Issued:** 29/03/2021

**Ward:** East Neuk And Landward

**Proposal:** Subdivision of existing fish processing shed (class 4) to form one fish processing unit (class 4) and one storage unit (Class 6).

**Location:** 11 Milton Road Pittenweem Anstruther Fife KY10 2LN

**Applicant:** Mr Lee Johnstone 11 Milton road Pittenweem Fife Ky102In

**Agent:**

### **Application Permitted with Conditions**

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

1. Prior to the first operations of any of the proposed sheds, there shall be 8 No. off street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to each unit coming into operation, a Noise Management Plan shall be submitted for the written approval of Fife Council as planning authority. This shall set out mitigation measures to minimise the noise impact of the use of the premises including measures to minimise noise from the open storage areas. The development shall be operated in accordance with the details approved through this management plan.
3. Prior to the fish merchants coming into operation, an odour and smoke mitigation plan shall be submitted for the written approval of Fife Council as planning authority. This shall include measures to minimise odour and smoke release from the building and complaint management procedures such as a direct contact for the business and a commitment to further measures should the current mitigation be unsuccessful. The development shall be operated in accordance with the details approved through this management plan.
4. Unless otherwise agreed in writing with Fife Council as planning authority, the premises shall not operate outwith the hours of 8am to 6pm Monday to Friday and 8am - 1pm on Saturdays. There shall be no Sunday working.

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

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of protecting residential amenity.
3. In the interests of protecting residential amenity.
4. In the interests of protecting residential amenity.

48 **Application No:** 20/02960/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** East Neuk And Landward

**Proposal:** External alterations including erection of single storey extension and installation of door to rear and erection of boundary wall to side of dwellinghouse

**Location:** Ferry Lodge Ferry Road Earlsferry Leven Fife KY9 1AJ

**Applicant:** Mr Chris Hanna 42 Forbes Road Edinburgh UK EH10 4ED

**Agent:** Elizabeth Roxburgh 42 Forbes Road Edinburgh UK EH10 4ED

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the new French doors hereby approved shall be finished externally in white painted timber upon installation with no visible trickle vents and thereafter permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, the bespoke stainless steel chimney cowl hereby approved shall be finished externally in power coated paint to match the existing roof material within one month of installation and thereafter shall be so maintained.
3. All the stone details for the boundary wall shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

**Reason(s):**

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

49 **Application No:** 20/02961/LBC

**Date Decision Issued:** 02/04/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for internal and external alterations including erection of single storey extension and installation of door to rear and erection of boundary wall to side of dwellinghouse

**Location:** Ferry Lodge Ferry Road Earlsferry Leven Fife KY9 1AJ

**Applicant:** Mr Chris Hanna 42 Forbes Road Edinburgh UK EH10 4ED

**Agent:** Elizabeth Roxburgh 42 Forbes Road Edinburgh UK EH10 4ED

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the new French doors hereby approved shall be finished externally in white painted timber upon installation with no visible trickle vents and thereafter permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, the bespoke stainless steel chimney cowl hereby approved shall be finished externally in power coated paint to match the existing roof material within one month of installation and thereafter shall be so maintained.
3. All the stone details for the boundary wall shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

**Reason(s):**

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

50 **Application No:** 21/00102/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** East Neuk And Landward

**Proposal:** External alterations to dwellinghouse

**Location:** Ashleigh Cottage North Wynd Colinsburgh Leven Fife KY9 1LU

**Applicant:** Mr And Mrs Wall Ashleigh Cottage North Wynd Colinsburgh Leven Fife KY9 1LU

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

**Application Permitted with Conditions**

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

1. The new and/or replacement cast iron rainwater goods hereby approved shall be painted black.
2. The stone details to the external stairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the existing chimney pots should not be removed from the roof.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Colinsburgh Conservation Area.
3. In the interests of visual amenity; to ensure the development does not detract from the character and appearance of the immediate area.

51 **Application No:** 21/00173/LBC

**Date Decision Issued:** 02/04/2021

**Ward:** East Neuk And Landward

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

**Location:** South Lodge Elie Estate High Street Elie Leven Fife KY9 1ER

**Applicant:** Mrs Fiona Thomson Estate Office Slamannan Road Falkirk Scotland FK1 5LX

**Agent:** Fiona Thomson Estate Office Slamannan Road Lionthorn Stirlingshire FK1 5LX

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted in white and thereafter permanently maintained as such. The astragal detail should match the existing windows with a maximum glazing depth of 12mm and no trickle vents visible externally.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the character and appearance of the windows are maintained.

52 **Application No:** 21/00392/FULL **Date Decision Issued:** 07/04/2021

**Ward:** East Neuk And Landward

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

**Location:** 20 March Road Anstruther Fife KY10 3YR

**Applicant:** Mr Dragan Georgievski 20 March Road Anstruther Fife KY10 3YR

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

**Application Permitted - no conditions**

53 **Application No:** 21/00403/LBC

**Date Decision Issued:** 07/04/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of loft insulation

**Location:** 8 Mid Shore St Monans Anstruther Fife KY10 2BA

**Applicant:** Mr Ewan Law Woodbine Cottage Chance Inn Cupar Fife KY155QJ

**Agent:**

**Application Permitted - no conditions**



54 **Application No:** 20/02528/FULL **Date Decision Issued:** 09/04/2021

**Ward:** East Neuk And Landward

**Proposal:** Change of use from public open space to private garden ground including erection of fencing (in retrospect)

**Location:** 29 Lindsay Berwick Place Anstruther Fife KY10 3YP

**Applicant:** Mr Alexander Stewart 29 Lindsay Berwick Place Anstruther Fife KY10 3YP

**Agent:**

**Application Permitted - no conditions**

55 **Application No:** 21/00203/FULL **Date Decision Issued:** 09/04/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of rooflight

**Location:** 18 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Colin Baxter 18 Nethergate Crail Fife KY10 3TY

**Agent:** John Clydesdale Thomson Studio 23 15 Bell Street ST. Andrews Fife KY16 9UR

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, all existing cornices and the internal handrails to the stair shall be retained and continued around the new alterations.

**Reason(s):**

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

56 **Application No:** 21/00204/LBC

**Date Decision Issued:** 09/04/2021

**Ward:** East Neuk And Landward

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

**Location:** 18 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Colin Baxter 18 Nethergate Crail Anstruther Fife KY10 3TY

**Agent:** John Clydesdale Thomson Studio 23 15 Bell Street ST. Andrews Fife KY16 9UR

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, all existing cornices and the internal handrails to the stair shall be retained and continued around the new alterations.

**Reason(s):**

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

57 **Application No:** 21/00164/FULL

**Date Decision Issued:** 16/04/2021

**Ward:** East Neuk And Landward

**Proposal:** External alterations including installation of dormer extension to rear of dwellinghouse, installation of window, rooflight, repairment of roof and repainting of dwellinghouse

**Location:** 2 Castle Street Anstruther Fife KY10 3DD

**Applicant:** Mr and Mrs Harry, Alexia Boyd-Carpenter, Petsalis-Diomidi... 2 Castle Street Anstruther United Kingdom KY10 3DD

**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Erection of dwellinghouse**Location:** Alisdair Roger Fabrication Kenly Boarhills St Andrews Fife KY16 8AT**Applicant:** F.W. ROGER & CO KENLEY GREEN FARMHOUSE BOARHILLS ST.ANDREWS UNITED KINGDOM KY16 8PP**Agent:** ALEX ALLAN 3 INVERIE STREET ST.MONANS ANSTRUTHER FIFE KY10 2AQ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. Prior to the occupation of the proposed dwellinghouse, visibility splays, which are currently fully formed of 6m x 125m to the East and 6m x 140m to the North shall be permanently maintained free from all obstructions exceeding one metre in height above the adjacent road channel levels in accordance with current Fife Council's Transportation Development Guidelines. For clarification this refers to the sole access to the site and includes the visibility splay line within the farm land to the north of the application site.
3. Prior to the occupation of the proposed dwellinghouse, there shall be a minimum of 2 No. off street parking spaces provided within the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. In the interests of road safety, to ensure that the required visibility splays are kept free of development or crop growth.
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.

**Ward:** East Neuk And Landward

**Proposal:** Erection of dwellinghouse, store and workshop (Section 42 application to remove condition 2 of planning permission reference 08/99-0006D relating to occupancy of property).

**Location:** Elderburn North Denhead St Andrews Fife KY16 8PA

**Applicant:** Mrs Joyce Symington 22 Sunnyside Strathkinness St Andrews Scotland KY16 8XP

**Agent:** Margaret Allan 49 Bonnygate Cupar Scotland KY15 4BY

**Application Permitted with Conditions**

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

1. The dwellinghouse and associated store and workshop approved through this planning permission shall be restricted to a use within Class 9 of the Schedule of the Town and Country Planning (Use Classes)(Scotland) Order 1997.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any subsequent Orders revoking or re-enacting those Orders) no development of the type specified in Schedule 1, Parts 1 and 2 - i.e. domestic extensions, garages, outbuildings, fences, gates, walls, heating tanks, external redecoration or roof alterations - shall be undertaken without the express prior approval in writing of Fife Council as Planning Authority.
3. Visibility splays at all junctions and accesses within the curtilage of the site shall be provided and permanently maintained free from all obstructions exceeding one metre in height above the adjacent road channel levels in accordance with the standards specified by Fife Council's Specification for Roadworks.
4. Off-street parking shall be provided and permanently maintained in accordance with the current Transportation Development Standards prior to the occupation of the development hereby approved.
5. A turning area shall be provided and permanently maintained within the curtilage in order that no vehicle need enter or leave the site in other than a forward gear.

**Reason(s):**

1. In order to retain proper control over the use of the property in the interests of wider residential amenity.
2. In the opinion of Fife Council as Planning Authority the additional degree of planning control is necessary because of the special character of the layout and the need to prevent uncontrolled site coverage.
3. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.
4. To ensure adequate provision of off-street car parking.
5. In the interests of road safety; to reasonably avert the reversing of vehicles onto the main road.

60 **Application No:** 21/00848/CLP

**Date Decision Issued:** 31/03/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Certificate of Lawfulness - Proposed for alterations to dwellinghouse including replacement windows and doors, re-cladding and render and addition to sandstone wall

**Location:** 6 Orchard Drive Glenrothes Fife KY7 5RG

**Applicant:** Mr & Dr A & K Baker 6 Orchard Drive Glenrothes Scotland KY7 5RG

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

**Application Permitted - no conditions**

61 **Application No:** 20/03171/FULL

**Date Decision Issued:** 07/04/2021

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

**Proposal:** Erection of two dwellinghouses, self-contained accommodation and associated garages with access and parking

**Location:** Woodland Lodge Formonthills Parkland Benvane Road Glenrothes Fife KY6 3HN

**Applicant:** Mr Phillip Ritchie Unit 5 Baltimore Road Glenrothes United Kingdom KY6 2PJ

**Agent:** Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

### **Application Permitted with Conditions**

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

1. The ancillary self-contained living accommodation, hereby approved, shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. Prior to any work starting on site, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the private lane and thereafter maintained for the lifetime of the development, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. BEFORE ANY WORKS START ON SITE; full details of the required energy generating technologies (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
4. Prior to the occupation of each of the proposed dwellinghouses, there shall be off street parking spaces provided for that dwellinghouse within the curtilage of the site on the basis of 2 No. off street parking spaces per 3 bedroom house and 3 No. off street parking spaces per 4 and above, bedrooms houses, in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

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

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017)
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.



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

**Proposal:** Repairs to former station masters house and installation of gas supply and central heating system

**Location:** Station House High Street Markinch Glenrothes Fife KY7 6DH

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

**Agent:**

**Application Permitted with Conditions**

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

1. A traditional mortar mix shall be used consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
2. BEFORE ANY WORKS START ON SITE, finalised details of the replacement mullions and any other replacement masonry shall be provided for the prior approval of this Planning Authority. For the avoidance of doubt, the details submitted shall include details of replacement masonry, details of raking out/repointing and details of protections and damping down of lime mortar. The stone used should be a natural stone of a colour, coursing and texture to match the existing stonework and all dimensions and detailing should match the existing. 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. BEFORE ANY WORKS START ON SITE, finalised details of the chimney stack to be rebuilt shall be provided for the prior approval of this Planning Authority. For the avoidance of doubt, the details submitted shall include details of replacement masonry/ brickwork, details of raking out/repointing and details of protections and damping down of lime mortar. The stone/brickwork used and all dimensions should match the existing. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
4. BEFORE ANY WORKS START ON SITE, a full condition/repair survey shall be undertaken and the results of this including the extent of the works to the windows and doors shall be submitted for prior approval in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.

**Reason(s):**

1. In the interests of protecting the fabric and character of a listed building; to ensure that the external finishing materials are appropriate.
2. In the interests of protecting the fabric and character of a listed building; to ensure that the external finishing materials are appropriate.
3. In the interests of protecting the fabric and character of a listed building; to ensure that the external finishing materials are appropriate.
4. In the interests of protecting the fabric and character of a listed building; to ensure that the external finishing materials are appropriate.

63 **Application No:** 20/03170/FULL **Date Decision Issued:** 13/04/2021

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

**Proposal:** Installation of vent to front and 2 vents and 2 relocated rooflights to rear of dwellinghouse (amendment to 17/00930/FULL)

**Location:** 222 High Street Leslie Glenrothes Fife KY6 3DB

**Applicant:** Mr Noel Donovan 5 Holly Drive Old Basing Basingstoke England RG24 7LE

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

**Application Permitted with Conditions**

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

1. Prior to their installation, the approved vents shall be painted out in a grey colour to match their background and retained as such for the lifetime of the development.

**Reason(s):**

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

64 **Application No:** 21/00356/FULL **Date Decision Issued:** 14/04/2021

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

**Proposal:** Two storey extension to side and re-tiling roof of dwellinghouse

**Location:** 19 Ardoch Park Glenrothes Fife KY6 3PJ

**Applicant:** Mrs Catherine Hutchison 19 Ardoch Park Glenrothes KY6 3PJ

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

**Application Permitted - no conditions**

65 **Application No:** 21/00237/FULL      **Date Decision Issued:** 15/04/2021

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

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

**Location:** 18 Groves Place Glenrothes Fife KY7 6QT

**Applicant:** Mr Charles Wilson 18 Groves Place Balbirnie Green Markinch Scotland KY7 6QT

**Agent:** Craig Spence 19 Groves Place Balbirnie Green Markinch Fife KY7 6QT

**Application Permitted - no conditions**

66 **Application No:** 21/00388/FULL **Date Decision Issued:** 15/04/2021

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

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

**Location:** Melretta Northall Road Markinch Glenrothes Fife KY7 6JR

**Applicant:** Mr & Mrs Mills Melretta Northall Road Markinch KY7 6JR

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

**Application Permitted - no conditions**

67 **Application No:** 21/00442/FULL      **Date Decision Issued:** 16/04/2021

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

**Proposal:** Erection of domestic shed to rear of dwellinghouse (retrospective)

**Location:** 7 Beechwood Place Glenrothes Fife KY7 6GF

**Applicant:** Mr Tariq Mahmood 7 Beechwood Place Glenrothes KY7 6GF

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted - no conditions**

68 **Application No:** 21/00507/CLP

**Date Decision Issued:** 31/03/2021

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Certificate of Lawfulness - Proposed for formation of vehicle access and hardstanding

**Location:** 27 Cromarty Court Glenrothes Fife KY6 2NY

**Applicant:** Mr James Watson 27 Cromarty Court Glenrothes Scotland KY6 2NY

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

**Application Permitted - no conditions**

69 **Application No:** 21/00108/FULL **Date Decision Issued:** 13/04/2021

**Ward:** Glenrothes West And Kinglassie

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

**Location:** 24 Kinnordy Place Glenrothes Fife KY7 4UP

**Applicant:** Mr Brian Dempster 24 Kinnordy Place Glenrothes KY7 4UP

**Agent:** David Christie 2 Winifred Street Kirkcaldy KY2 5SR

**Application Permitted - no conditions**



70 **Application No:** 20/03123/FULL

**Date Decision Issued:** 23/03/2021

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

**Proposal:** Change of use from shop store to managers residential accommodation and external alterations including blocking up of door, installation of door and repairs to windows

**Location:** 102 High Street Newburgh Cupar Fife KY14 6DA

**Applicant:** Mr Sharanjit Bookher 102 High Street Newburgh Fife KY14 6DA

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

### **Application Refused**

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

1. In the interests of safeguarding visual amenity; the proposed replacement windows and door would result in a significant detrimental impact on the appearance of the building and would be contrary to policy 1, 10 and 14 of FIFEplan (2017).
2. In the interests of safeguarding residential amenity; the proposed dwelling would lack any amenity space or waste management facilities and as such would be contrary to policy 1 and 10 of FIFEplan (2017) and Fife Councils Customer Guidelines on Garden Ground (2016). It would not provide any private amenity space or refuse storage area.
3. In the Interests of safeguarding residential amenity; the proposed change of use would result in the loss of privacy to the proposed flat windows. The existing garden area (to the east) would overlook the proposed flat windows and would be contrary to policy 1 and 10 of FIFEplan (2017).
4. In the interests of road and pedestrian safety; the proposed managers residential accommodation would not have any off-street parking spaces. This would have an unacceptable impact on road and pedestrian safety and would be contrary to policy 1 and 3 of FIFEplan (2017) and Making Fife's Places - Transportation Development Management Guidelines (2018).

71 **Application No:** 21/00309/FULL      **Date Decision Issued:** 23/03/2021

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

**Proposal:** Formation of canopies to side and rear of dwellinghouse

**Location:** Ivy Bank House Collessie Cupar Fife KY15 7RQ

**Applicant:** Ms Naomi Ellis-Morton Ivy Bank House Collessie Fife Cupar Scotland KY15 7RQ

**Agent:** Jonathan Marlow 42 Main Street Springfield Cupar Fife KY15 5SQ

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Erection of retail unit with associated access, parking and landscaping (demolition of existing garage)  
**Location:** 10 Low Road Auchtermuchty Cupar Fife KY14 7AU  
**Applicant:** Mr Malcolm McDonald 43a Argyle Street St Andrews United Kingdom KY16 9BX  
**Agent:** Jim Kerr Thistle House 146 West Regent Street Glasgow United Kingdom G2 2RQ

### **Application Permitted with Conditions**

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

1. Prior to the first operations of the retail unit, a minimum of 20 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. For the avoidance of any doubt, off street parking spaces shall have minimum dimensions of 2.5m x 5.0m. Disabled parking bays shall have minimum dimensions of at least 5.5 m long by 2.9 m wide with additional 1.0m hatched area around the parking bay.
2. Prior to the first operations of the business, visibility splays of 2.4m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the first operations of the business, the first two metre length of the vehicular access to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the first operations of the business, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by the operations of the premises to allow a vehicle to enter and exit the vehicular access in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
5. Prior to the first operation of the business one electric vehicle charging point shall be installed and operational within the car park area in accordance with the current Fife Transportation Development Guidelines. The EV charging point shall remain operational for the lifetime for the development.
6. Prior to any construction of the retail unit, a contamination investigation report shall be submitted for approval in writing by Fife Council as planning authority. In the event contamination is identified within the report, unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
7. The total noise from the plant and machinery location to the rear of the retail unit, hereby approved, shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night-time shall be 2300-0700hrs.

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

1. In the interests of road safety; To ensure the provision of an adequate off street parking facilities.

2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
5. To ensure the provision of sustainable modes of transport.
6. In order to ensure that any contamination identified is dealt with appropriately.
7. In the interests of safeguarding residential amenity.

73 **Application No:** 21/00258/FULL **Date Decision Issued:** 24/03/2021

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

**Proposal:** First floor extension to dwellinghouse

**Location:** Beranald Muirhead Freuchie Cupar Fife KY15 7JG

**Applicant:** Mr Ross Mearns Beranald Muirhead Cupar Scotland KY15 7JG

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

**Application Permitted - no conditions**

74 **Application No:** 20/03189/LBC

**Date Decision Issued:** 29/03/2021

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

**Proposal:** Listed Building Consent for internal and external alterations to dwellinghouse, erection of garage, erection of bin/log store, landscaping (to match existing) and alteration/relocation of existing stone boundary walls

**Location:** Rossie House Rossie Auchtermuchty Cupar Fife KY15 7UZ

**Applicant:** Mr & Mrs A&C Thomson Rossie House Rossie Estate East of Auchtermuchty Fife KY15 7UZ

**Agent:** Jenny Phillips The Old Printworks 77a Brunswick St Edinburgh United Kingdom EH7 5HS

**Application Permitted - no conditions**

75 **Application No:** 21/00291/FULL **Date Decision Issued:** 29/03/2021

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

**Proposal:** One and a half storey extension to rear of dwellinghouse and erection of garden store to front

**Location:** 2 Bruce Cottage Dykeside Freuchie Cupar Fife KY15 7ES

**Applicant:** Mr Benjamin Kerridge 2 Bruce Cottages Dykeside Freuchie Fife KY15 7ES

**Agent:**

**Application Permitted - no conditions**

76 **Application No:** 20/03190/FULL **Date Decision Issued:** 30/03/2021

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

**Proposal:** Single storey extension to the side of dwellinghouse, erection of log/bin store, landscaping (to match existing) and alteration/relocation of existing stone boundary walls

**Location:** Rossie House Rossie Auchtermuchty Cupar Fife KY15 7UZ

**Applicant:** Mr & Mrs A&C Thomson Rossie House Rossie Estate East of Auchtermuchty Fife KY15 7UZ

**Agent:** Jenny Phillips The Old Printworks 77a Brunswick St Edinburgh United Kingdom EH7 5HS

**Application Permitted - no conditions**



77 **Application No:** 21/00423/FULL      **Date Decision Issued:** 30/03/2021

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

**Proposal:** Extensions and external alterations to dwellinghouse

**Location:** Crinandell School Brae Letham Cupar Fife KY15 7RN

**Applicant:** Mr & Mrs Pedriali Crinandell School Brae Letham Cupar Scotland KY15 7RN

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

**Application Permitted - no conditions**

78 **Application No:** 21/00314/LBC

**Date Decision Issued:** 02/04/2021

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

**Proposal:** Listed building consent for installation of door and window to rear of dwellinghouse

**Location:** Wayside 32 Main Street Kingskettle Cupar Fife KY15 7PN

**Applicant:** Mr Donald MacKenzie Wayside 32 Main Street Kingskettle UK KY15 7PN

**Agent:** Peter Harford-Cross 2-1 56 Great George Street Glasgow UK G12 8LA

**Application Permitted - no conditions**

79 **Application No:** 21/00496/FULL **Date Decision Issued:** 02/04/2021

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

**Proposal:** Single storey extension to rear of dwellinghouse including replacement roof

**Location:** Nottingham Farm Muirhead Freuchie Cupar Fife KY15 7JF

**Applicant:** Mr Alex Cruickshank Nottingham Farmhouse Freuchie Cupar Fife KY15 7JF

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

**Application Permitted - no conditions**

80 **Application No:** 20/00489/FULL

**Date Decision Issued:** 06/04/2021

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

**Proposal:** Erection of two storey extension to rear of dwellinghouse, installation of three dormers to front, alterations to roof height and roof covering, installation of replacement windows, door and rooflights and associated engineering works to rear

**Location:** Annfield Cottage Brunton Cupar Fife KY15 4NB

**Applicant:** Mr John Bell Annfield Cottage Brunton Cupar Fife KY15 4NB

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

### **Application Refused**

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

1. In the interests of protecting the character and integrity of this Category C Listed Building and surrounding Conservation Area; the proposed works by virtue of their inappropriate scale and proportions (e.g. through the installation of dormers to the front, increase in wallhead, gable walls and roof ridge heights and roof pitch), overall design and choice of external finishing materials cumulatively would detrimentally impact on the traditional character, quality and authenticity of the Listed Building and wider Brunton Conservation Area within which the site and building are located. Furthermore, the use of non-traditional external finishing materials such as UPVC rainwater goods, inappropriate dormer cheek finishes, a lack of justification to merit replacement works as opposed to employing best conservation practices, and a lack of detail and specification with regards to the colours and external finishes would all have the potential to undermine the qualities and character of the building which merited a statutory listing. Such works, if permitted, would conflict with the objectives of Scottish Planning Policy (2020), Historic Environment Scotland (HES) - Policy Statement (2019), Managing Change in the Historic Environment - Roofs (2010), Managing Change in the Historic Environment - Extensions (2020), Managing Change in the Historic Environment - Windows (2018), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016), Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018), Fife Council's Planning Customer Guidelines on Home Extensions (including conservatories and garages) (2016), and the Brunton Conservation Area Appraisal and Management Plan (2018), and if approved the decision would set an undesirable precedent on future decisions for dormer refurbishment on other Listed Buildings and properties within Conservation Areas.

**Ward:** Howe Of Fife And Tay Coast**Proposal:** Listed building consent for internal and external alterations to dwellinghouse including erection of two storey extension to rear, installation of three dormers to front, alterations to roof height and roof covering, installation of replacement windows, door and rooflights and associated engineering works to rear**Location:** Annfield Cottage Brunton Cupar Fife KY15 4NB**Applicant:** Mr John Bell Annfield Cottage Brunton Cupar Fife KY15 4NB**Agent:** Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA**Application Refused****Reason(s):**

1. In the interests of protecting the character and integrity of this Category C Listed Building and surrounding Conservation Area; the proposed works by virtue of their inappropriate scale and proportions (e.g. through the installation of dormers to the front, increase in wallhead, gable walls and roof ridge heights and roof pitch), overall design and choice of external finishing materials cumulatively would detrimentally impact on the traditional character, quality and authenticity of the Listed Building and wider Brunton Conservation Area within which the site and building are located. Furthermore, the use of non-traditional external finishing materials such as UPVC rainwater goods, inappropriate dormer cheek finishes, a lack of justification to merit replacement works as opposed to employing best conservation practices, and a lack of detail and specification with regards to the colours and external finishes would all have the potential to undermine the qualities and character of the building which merited a statutory listing. Such works, if permitted, would conflict with the objectives of Scottish Planning Policy (2020), Historic Environment Scotland (HES) - Policy Statement (2019), Managing Change in the Historic Environment - Roofs (2010), Managing Change in the Historic Environment - Extensions (2020), Managing Change in the Historic Environment - Windows (2018), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016), Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018), Fife Council's Planning Customer Guidelines on Home Extensions (including conservatories and garages) (2016), and the Brunton Conservation Area Appraisal and Management Plan (2018), and if approved the decision would set an undesirable precedent on future decisions for dormer refurbishment on other Listed Buildings and properties within Conservation Areas.

82 **Application No:** 21/00616/FULL **Date Decision Issued:** 12/04/2021

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

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

**Location:** Oakbank Pleasance Falkland Cupar Fife KY15 7AN

**Applicant:** Mr And Mrs A And L Stephen Oakbank Pleasance Falkland Cupar Fife KY15 7AN

**Agent:** Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

**Application Permitted - no conditions**

83 **Application No:** 20/02365/LBC

**Date Decision Issued:** 14/04/2021

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

**Proposal:** Listed building consent for installation of windows and door

**Location:** 61, 61A And 61B High Street Newburgh Cupar Fife KY14 6AH

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

**Agent:** Vikki Wykes The Signature Building 8 Pitreavie Court Dunfermline Scotland KY11 8UU

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, horn detailing is not acceptable and must not be present on the replacement windows.
2. BEFORE ANY WORK STARTS ON SITE, finalised details and a sample of the proposed paint colour for the approved replacement windows shall be submitted for the written approval of this Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the C listed building.
2. In the interests of visual amenity; to ensure that the window detailing is appropriate to the character of the C listed building.

84 **Application No:** 21/00360/FULL **Date Decision Issued:** 14/04/2021

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

**Proposal:** Removal of chimney in retrospect

**Location:** Tigh An Eilean Abernethy Road Newburgh Cupar Fife KY14 6DS

**Applicant:** Ms Sharon Keatings Tigh An Eilean Abernethy Road Newburgh Cupar Fife  
KY14 6DS

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

**Application Permitted - no conditions**



85 **Application No:** 20/02364/FULL

**Date Decision Issued:** 15/04/2021

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

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

**Location:** 61 61A 61B 63 63A And 63B High Street Newburgh Cupar Fife KY14 6AH

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

**Agent:** Vikki Wykes The Signature Building 8 Pitreavie Court Dunfermline Scotland  
KY11 8UU

**Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, finalised details and a sample of the proposed paint colour for the approved replacement windows shall be submitted for the written approval of this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, horn detailing is not acceptable and must not be present on the replacement windows.

**Reason(s):**

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

86 **Application No:** 21/00622/FULL **Date Decision Issued:** 15/04/2021

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

**Proposal:** Installation of replacement windows

**Location:** Melville Place Monimail Road Letham Cupar Fife KY15 7RR

**Applicant:** Mr Michael Farrell Melville Place Monimail Road Letham UK KY15 7RR

**Agent:**

**Application Permitted - no conditions**

87 **Application No:** 21/00623/LBC

**Date Decision Issued:** 15/04/2021

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

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

**Location:** Melville Place Monimail Road Letham Cupar Fife KY15 7RR

**Applicant:** Mr Michael Farrell Melville Place Monimail Road Letham Cupar Fife KY15 7RR

**Agent:**

**Application Permitted - no conditions**

88 **Application No:** 21/00361/CLP

**Date Decision Issued:** 22/03/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for porch extension to front of dwellinghouse

**Location:** 31 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

**Applicant:** Mr Matthew Hay 31 Moray Court Dalgety Bay Fife KY11 9XN

**Agent:** Jamie McBride Unit 10 Merlin Way Dalgety Bay Fife KY11 9JY

**Application Permitted - no conditions**

89 **Application No:** 21/00371/FULL

**Date Decision Issued:** 22/03/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two-storey extension to side and porch extension to front of dwellinghouse including formation of dormer extensions to the front and rear

**Location:** 102 Inchview Gardens Dalgety Bay Dunfermline Fife KY11 9SB

**Applicant:** Mr & Mrs F Fairbairn 102 Inchview Gardens Dalgety Bay UK KY11 9SB

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

90 **Application No:** 21/00279/CLP

**Date Decision Issued:** 24/03/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) to extend existing domestic garage

**Location:** 16 Rosebery View Dalgety Bay Dunfermline Fife KY11 9YH

**Applicant:** Gordon Marshall 16 Rosebery View Dalgety Bay Dunfermline Fife KY11 9YH

**Agent:**

**Application Permitted - no conditions**

91 **Application No:** 21/00161/CLP

**Date Decision Issued:** 31/03/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness for change of use from flatted dwelling to single dwellinghouse including formation of patio doors to rear of dwellinghouse

**Location:** 52 Main Street Aberdour Burntisland Fife KY3 0UG

**Applicant:** Mrs Susan Shankland 52 Main Street Aberdour Burntisland Fife KY3 0UG

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

**Application Permitted - no conditions**

92 **Application No:** 20/03179/ADV

**Date Decision Issued:** 05/04/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of 4no internally illuminated canopy signs and 1no internally illuminated totem signs

**Location:** Asda Superstore Fulmar Way Donibristle Industrial Park Dalgety Bay Dunfermline Fife KY11 9JX

**Applicant:** Asda Stores Limited Asda House Great Wilson Street Leeds LS11 5AD

**Agent:** Katherine Sneed PO Box 2844 PO Box 2844 Glasgow United Kingdom G61 9DG

**Application Permitted with Conditions**

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

1. For the avoidance of doubt, the totem sign to the north-west of the site (Totem Sign 03 shown on Drawing No A(90) 001) is hereby not approved and shall not be displayed.

**Reason(s):**

1. In the interest of road safety; to avoid the creation of remote signage likely to cause confusion and an unnecessary distraction to passing motorists.



93 **Application No:** 21/00436/FULL

**Date Decision Issued:** 06/04/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two storey extension to rear of dwellinghouse (amendment to 20/01100/FULL)

**Location:** 12 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

**Applicant:** Mr C Rushford 12 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

**Agent:** Colin Aitchison 77 Jamieson Gardens Tillicoultry UK FK13 6EP

**Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the first floor window on the hereby approved rear extension shall be obscurely glazed and shall be maintained as such for the lifetime of this development unless otherwise agreed in writing by Fife Council as Planning Authority.

Furthermore, no new window openings at first floor level shall be formed within the approved extension without the prior written approval of this Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of residential amenity; to ensure the continual protection of neighbouring privacy levels.

94 **Application No:** 21/00901/CLP

**Date Decision Issued:** 07/04/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 19 Lade Braes Dalgety Bay Fife KY11 9SS

**Applicant:** Mrs H Galloway 19 Lade Braes Dalgety Bay United Kingdom KY11 9SS

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

**Application Permitted - no conditions**

95 **Application No:** 21/00380/FULL **Date Decision Issued:** 13/04/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two storey extension to rear of flatted dwelling

**Location:** 24 Main Street North Queensferry Inverkeithing Fife KY11 1JG

**Applicant:** Ms Celine Cres 24 Main Street North Queensferry UK KY11 1JG

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

**Application Permitted - no conditions**

96 **Application No:** 21/00566/FULL **Date Decision Issued:** 13/04/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 18 Frankfield Place Dalgety Bay Dunfermline Fife KY11 9LR

**Applicant:** Mr James Mchardie 18 Frankfield Place Dalgety Bay Fife KY11 9LR

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE THE HEREBY APPROVED EXTENSION IS OCCUPIED three off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such for the lifetime of this development.

**Reason(s):**

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

97 **Application No:** 21/00617/FULL **Date Decision Issued:** 13/04/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 23 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

**Applicant:** Mr & Mrs Ferguson 23 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

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

**Application Permitted - no conditions**

98 **Application No:** 20/01317/FULL

**Date Decision Issued:** 30/03/2021

**Ward:** Kirkcaldy Central

**Proposal:** Repaint shopfront and install new sign

**Location:** 6-10 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

**Applicant:** Domenico Panetta 6-10 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS COMMENCE ON SITE finalised RAL details for the hereby approved re-painting of the shopfront shall be submitted for written approval by Fife Council, after which time all works shall be completed as agreed.

**Reason(s):**

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

99 **Application No:** 20/01318/ADV **Date Decision Issued:** 30/03/2021

**Ward:** Kirkcaldy Central

**Proposal:** Display of new signage

**Location:** 6-10 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

**Applicant:** Migele Experience Ltd D Panetta 6-10 Whytehouse Avenue Kirkcaldy KY1 1UW

**Agent:**

**Application Permitted - no conditions**

100 **Application No:** 20/02213/FULL

**Date Decision Issued:** 06/04/2021

**Ward:** Kirkcaldy Central

**Proposal:** Change of use from office (class 2) to dwellinghouse (class 9)

**Location:** The Cedars 9 East Fergus Place Kirkcaldy Fife KY1 1XU

**Applicant:** Mr Peter Aitken 9 East Fergus Place Kirkcaldy Fife KY1 1XU

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

**Application Permitted with Conditions**

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

1. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

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



101 **Application No:** 21/00499/FULL

**Date Decision Issued:** 13/04/2021

**Ward:** Kirkcaldy Central

**Proposal:** Erection of domestic outbuilding to rear of dwellinghouse

**Location:** 11 Bennoch Road Kirkcaldy Fife KY2 5QU

**Applicant:** Mr M Robertson 11 Bennoch Road Kirkcaldy Fife KY2 5QU

**Agent:** Scott Dalrymple 49 Coldstream Avenue Leven UK KY8 5TW

**Application Permitted - no conditions**

102 **Application No:** 21/00268/FULL

**Date Decision Issued:** 05/04/2021

**Ward:** Kirkcaldy East

**Proposal:** Erection of domestic garden building (retrospective)

**Location:** 37 Hayfield Road Kirkcaldy Fife KY1 2JP

**Applicant:** Mrs Mary Roberta Smith 37 Hayfield Road Kirkcaldy Fife KY1 2JP

**Agent:** Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

**Application Permitted - no conditions**

103 **Application No:** 20/01046/FULL

**Date Decision Issued:** 14/04/2021

**Ward:** Kirkcaldy East

**Proposal:** Change of use from public house (Sui Generis) to shop (Class 1)

**Location:** Alpha Bar Hayfield Road Kirkcaldy Fife KY1 2JP

**Applicant:** Mr Hussain 40 Victoria Road Kirkcaldy Fife KY1 1DS

**Agent:** David Christie G3 - West Bridge Mill Bridge Street Kirkcaldy Fife KY2 5SR

**Application Permitted with Conditions**

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

1. BEFORE THE RETAIL UNIT HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided within the curtilage of the site 20 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown in Drawing No (20\_008)100 Rev A. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

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

104 **Application No:** 19/02008/FULL

**Date Decision Issued:** 15/04/2021

**Ward:** Kirkcaldy East

**Proposal:** Installation of replacement rooftiles

**Location:** 2 Fitzroy Street Dysart Kirkcaldy Fife KY1 2TU

**Applicant:** Fife Council Rothesay House Rothesay Place Glenrothes KY5 7PQ

**Agent:** Alan Tarvet Bankhead 2 Building Services Bankhead Glenrothes KY7 5GH

**Application Permitted - no conditions**

105 **Application No:** 19/02013/LBC

**Date Decision Issued:** 15/04/2021

**Ward:** Kirkcaldy East

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

**Location:** 2 Fitzroy Street Dysart Kirkcaldy Fife KY1 2TU

**Applicant:** Fife Council Rothesay House Rothesay Place Glenrothes KY5 7PQ

**Agent:** Alan Tarvet Bankhead 2 Building Services Bankhead Glenrothes Scotland KY7 5GH

**Application Permitted - no conditions**

106 **Application No:** 21/00282/FULL

**Date Decision Issued:** 29/03/2021

**Ward:** Kirkcaldy North

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

**Location:** 20 Ratho Place Kirkcaldy Fife KY2 6XL

**Applicant:** Mr Peter Davies Peter Davies 20 Ratho Place Kirkcaldy United Kingdom KY2 6XL

**Agent:** Peter Simpson Peter Simpson 116 Dover Park Dunfermline Fife KY11 8HX

**Application Permitted with Conditions**

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

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE two off-street parking spaces, as indicated on the hereby approved proposed site layout, shall be incorporated within the curtilage of this dwellinghouse and thereafter retained for the lifetime of the development.

**Reason(s):**

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

**Ward:** Kirkcaldy North

**Proposal:** Approval of matters specified by conditions of Planning Permission 17/00751/PPP for erection of 49 affordable housing units with associated roads, parking, SuDS and landscaping and upgrading of play park

**Location:** Land At Glen Albyn Drive Kirkcaldy Fife

**Applicant:** Fife Housing Group Fife Housing Group Pitreavie Court Dunfermline UK KY11 8HH

**Agent:** Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

### Application Permitted with Conditions

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

1. BEFORE ANY WORKS START ON SITE, samples of the external construction materials finishes of the dwellings (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the houses shall be constructed and finished in full accordance with the agreed samples prior to occupation.
2. Landscaping and tree planting shall be undertaken in accordance with the approved Landscape Layout and Detailed Planting Plans (Planning Authority refs. 48B, 49B and 50C). The approved scheme shall be implemented in the first planting season following the completion of works and thereafter maintained in accordance with the maintenance schedule, contained within the approved Planting Notes and Landscape Maintenance and Management Proposals (December 2021), prepared by Brindley Associates (Planning Authority ref. 47A), for the lifetime of the development.
3. All roads and associated works serving the proposed development shall be constructed in accordance with Making Fife's Places Supplementary Guidance and the current Fife Council Transportation Development Guidelines (Appendix G) to a standard suitable for adoption.

BEFORE ANY WORKS START ON SITE, Drawing 5479(3)SP003 Rev X (Planning Authority ref. 03E) shall be amended and submitted to the Planning Authority for written approval. FOR THE AVOIDANCE OF DOUBT, the revisions to the drawing shall include -

- o A raised table shall be provided at the T-junction adjacent to plot 44; and
  - o The vehicular access to Plots 46 - 49 shall be by means of a vehicular crossing of the footway. The proposed junction bellmouth shall be deleted
4. Prior to occupation of any house with allocated off-street car parking, the off-street car parking for that plot as shown on drawing 5479(3)SP003 Rev X (Planning Authority ref. 03E) shall be provided. The parking spaces shall be retained through the lifetime of the development. The 2 visitor parking spaces fronting plot 38 shall be allocated to plot 38.
  5. Prior to occupation of any house within Plots 4 - 11 the communal off-street car parking associated with the blocks as shown on drawing 5479(3)SP003 Rev X (Planning Authority ref. 03E) shall be provided. The parking spaces shall be retained through the lifetime of the development.
  6. Prior to occupation of the last house within the site there shall be provided within the curtilage of the site the 10 visitor/general on-street and communal car parking spaces as shown on drawing 5479(3)SP003 Rev X (Planning Authority ref. 03E). The parking spaces shall be provided pro-rata in relation to the occupation of houses (1 space for every 5 dwellings) and be retained through the lifetime of the development.
  7. BEFORE ANY WORKS START ON SITE, confirmation of where responsibility lies for the future maintenance regime for the surface water management system shall be submitted to and agreed in writing with Fife Council as Planning Authority.
  8. All planting carried out on site shall be maintained by the developer in accordance with maintenance scheduled contained within the Planting Notes and Landscape Maintenance and Management Proposals (December 2021), prepared by Brindley Associates (Planning Authority ref. 47A). Any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
  9. BEFORE ANY WORKS START ON SITE, a site inspection shall be carried out by a suitably qualified

ecologist to check for the presence of mammal burrows with an entrance diameter exceeding 100mm. In the event that such mammal burrows are recorded, the Planning Authority shall be informed and clearance operations shall cease until advice has been sought from a suitably qualified ecologist.

10. PRIOR TO THE OCCUPATION OF EACH IDENTIFIED DWELLINGHOUSE, the bat and bird boxes shall be installed as per the locations annotated in the approved Landscape Layout and Detailed Planting Plans (Planning Authority refs. 48B, 49B and 50C). Thereafter, the installed bat and bird boxes shall be retained for the lifetime of the development.
11. PRIOR TO THE OCCUPATION OF THE 25TH DWELLINGHOUSE, all of the play equipment, litter bin and bench, as detailed in the Proludic Datasheets and Proludic Play Equipment (Planning Authority refs. 53 and 54), shall be installed and available for use in the existing play area located adjacent to Glen Albyn Drive (north west of the application site).

**Reason(s):**

1. To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.
2. In the interests of visual amenity by ensuring a sufficient quality of public realm is provided.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of site drainage; to ensure there is a maintenance regime in place for the SuDS.
8. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long-term.
9. In the interests of protecting badgers, as a protected species, and their setts. To confirm the situation regarding badgers at the site has not changed in the interim period.
10. In the interests of safeguarding bats and nesting birds.
11. In the interests of providing suitable play equipment for children of the approved development and surrounding residential area, in accordance with the requirements of Policy 3 of FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).



108 **Application No:** 21/00625/FULL

**Date Decision Issued:** 13/04/2021

**Ward:** Kirkcaldy North

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

**Location:** 9 Glendevon Place Kirkcaldy Fife KY2 6YN

**Applicant:** Mr Garry Ritchie 9 Glendevon Place Kirkcaldy Fife KY2 6YN

**Agent:** Neil Wishart 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

**Application Permitted - no conditions**

109 **Application No:** 21/01014/CLE

**Date Decision Issued:** 16/04/2021

**Ward:** Kirkcaldy North

**Proposal:** Certificate of Lawfulness (Existing) to remove window and replace with double doors, remove existing door and window replace with window

**Location:** 22 Gleneagles Gardens Kirkcaldy Fife KY2 6SX

**Applicant:** Mr John Day 22 Gleneagles Gardens Kirkcaldy Fife KY26SX

**Agent:**

**Application Permitted - no conditions**

110 **Application No:** 21/00015/FULL

**Date Decision Issued:** 25/03/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension with raised deck to rear of dwellinghouse

**Location:** 8 Barron Terrace Windygates Road Leven Fife KY8 4DL

**Applicant:** Mrs Elaine Mitchell 8 Barron Terrace Windygates Road Leven Fife KY8 4DL

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

**Application Permitted - no conditions**

111 **Application No:** 21/00063/FULL

**Date Decision Issued:** 25/03/2021

**Ward:** Leven, Kennoway And Largo

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

**Location:** 45 Coldstream Avenue Leven Fife KY8 5TW

**Applicant:** Mr Roy Millar 45 Coldstream Avenue Leven Fife KY8 5TW

**Agent:**

**Application Permitted - no conditions**

112Application No: 21/00417/FULL

Date Decision Issued: 07/04/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Porch extension to front and single storey extension to rear of dwellinghouse

**Location:** 2 Cupar Road Leven Fife KY8 5TA

**Applicant:** Mr Colin Brown 2 Cupar Road Leven Fife KY8 5TA

**Agent:** Ruari Gardiner 209 Muirshiel Crescent Glasgow UK G53 6XD

**Application Permitted - no conditions**

113 **Application No:** 21/00235/FULL

**Date Decision Issued:** 13/04/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations to dwellinghouse including formation of terrace with glass balustrade, erection of garden room and upgrade existing vehicular access

**Location:** Drum Cottage 11 Drummochy Road Lower Largo Leven Fife KY8 6BZ

**Applicant:** Mr Robert Kilgour Drum Cottage 11 Drummochy Road Lower Largo UK KY8 6BZ

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

**Application Permitted - no conditions**

114 **Application No:** 21/00378/FULL

**Date Decision Issued:** 15/04/2021

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 36 Dundonald Crescent Dundonald Cardenden Lochgelly Fife KY5 0DH

**Applicant:** Mr Darren Shields 36 Dundonald Crescent Cardenden KY5 0DH

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

**Application Permitted - no conditions**

115 **Application No:** 21/00342/CLP

**Date Decision Issued:** 26/03/2021

**Ward:** Rosyth

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

**Location:** 23 South Loanhead Limekilns Dunfermline Fife KY11 3LB

**Applicant:** Mr and Mrs P Douglas 23 South Loanhead Limekilns Scotland KY11 3LB

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

**Application Permitted - no conditions**



116 **Application No:** 21/00341/ADV

**Date Decision Issued:** 22/03/2021

**Ward:** St. Andrews

**Proposal:** 1 no. illuminated fascia sign and 1 no. non illuminated projecting sign

**Location:** 28 Bell Street St Andrews Fife KY16 9UX

**Applicant:** Mr Stephen McMurray 2E Westmains Industrial Estate Grangemouth United Kingdom FK3 8YE

**Agent:** Stephen McMurray 2E Westmains Industrial Estate Grangemouth United Kingdom FK3 8YE

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the fascia signage will be that as shown and detailed on approved drawing 03A and NOT the fascia signage shown on approved drawing 05A which is NOT APPROVED.

**Reason(s):**

1. To ensure that the development is carried out in accordance with the approved fascia sign details.

117 **Application No:** 20/03167/FULL

**Date Decision Issued:** 24/03/2021

**Ward:** St. Andrews

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

**Location:** 3 James Robb Avenue St Andrews Fife KY16 8HY

**Applicant:** Ms Roisin McGrath 3 James Robb Avenue St Andrews Fife KY16 8HY

**Agent:**

**Application Permitted with Conditions**

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

1. The roof and rooflight shall be finished externally in a grey colour unless otherwise agreed in writing with this Planning Authority before works start on site.

**Reason(s):**

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

118 **Application No:** 21/00181/FULL

**Date Decision Issued:** 26/03/2021

**Ward:** St. Andrews

**Proposal:** Erection of first floor extension to rear of dwellinghouse

**Location:** 36 Main Street Strathkinness St Andrews Fife KY16 9SB

**Applicant:** Mr Richard Sproson 36 Main Street Strathkinness Fife KY16 9SB

**Agent:** John Clydesdale Thomson Gillespie Office Mount Melville House Mount Melville ST. Andrews Fife KY16 8NT

**Application Permitted with Conditions**

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

1. BEFORE THE FIRST FLOOR ROOF TERRACE IS BROUGHT INTO USE, the two 1.7 metre high timber privacy side screens as shown on approved drawings 04A, 05A and 06 shall be installed and thereafter shall be permanently maintained.

**Reason(s):**

1. In the interests of safeguarding the privacy and amenity of the neighbouring properties.

119 **Application No:** 21/00195/FULL

**Date Decision Issued:** 26/03/2021

**Ward:** St. Andrews

**Proposal:** Change of use from flatted dwelling to HMO (4 persons) (in retrospect)

**Location:** 155 Lamond Drive St Andrews Fife KY16 8DA

**Applicant:** Ms Catherine Stalker 7 Lawrence Avenue London United Kingdom NW7 4NL

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

**Application Permitted - no conditions**

120 **Application No:** 21/00386/FULL

**Date Decision Issued:** 29/03/2021

**Ward:** St. Andrews

**Proposal:** Installation of front dormer extension, alteration to roof and single storey extension to rear

**Location:** 15 Kinkell Terrace St Andrews Fife KY16 8DS

**Applicant:** Mr And Mrs Richard Farquhar 6 6/3 Murrayfield Drive Edinburgh UK EH12 6EB

**Agent:** Charlie Bowman 23 Emsdorf Street Lundin Links Leven Fife KY8 6HL

**Application Permitted with Conditions**

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

1. BEFORE THE FOURTH BEDROOM IS BROUGHT INTO USE, 2 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

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

121 **Application No:** 21/00057/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** St. Andrews

**Proposal:** Change of use of flatted dwelling (sui generis) to self-contained holiday accommodation (sui generis) (in retrospect)

**Location:** 18A Queens Gardens St Andrews Fife KY16 9TA

**Applicant:** Mr Forbes Gunn Aye House Admiralty Park Rosyth UK KY11 2YW

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

**Application Permitted with Conditions**

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

1. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

**Reason(s):**

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for internal and external alterations to dwellinghouse including single storey extension to rear of dwellinghouse, installation of rooflights, guttering, and vents, erection of boundary walls, and landscaping works

**Location:** 8 Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mr & Mrs McBurnie 6 Arnwood Drive Kelvinside Glasgow Scotland G12 0XY

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

**Application Permitted with Conditions**

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

1. All existing cornices, panelled doors, skirtings, and surrounds shall be retained and continued around new partitions and openings.
2. The new doors within the hall and associated store and shower room shall be of timber panelled construction and traditionally detailed to match the existing panelled doors.

**Reason(s):**

1. To protect the internal character and appearance of this statutory Listed Building.
2. To protect the internal character and appearance of this statutory Listed Building.

123 **Application No:** 21/00369/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** St. Andrews

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

**Location:** 1 West Burn Lane St Andrews Fife KY16 9UU

**Applicant:** Mr and Mrs Stone-Wigg 50 Meadow Lane Little Houghton Northampton UK NN7 1AH

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

**Application Permitted with Conditions**

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

1. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

**Reason(s):**

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.



124 **Application No:** 21/00273/FULL

**Date Decision Issued:** 02/04/2021

**Ward:** St. Andrews

**Proposal:** External alterations to dwellinghouse including single storey extension to rear of dwellinghouse, installation of rooflights, guttering, and vents, erection of boundary walls, and landscaping works

**Location:** 8 Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mr & Mrs McBurnie 6 Arnwood Drive Kelvinside Glasgow Scotland G12 0XY

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

**Application Permitted - no conditions**

125Application No: 20/03188/FULL

Date Decision Issued: 09/04/2021

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows/door to flatted dwelling, erection of conservatory and garden room

**Location:** Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

**Applicant:** Ms And Mr A And A Woodhull And Bell 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

**Agent:** Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, and unless otherwise agreed in writing with this Planning Authority BEFORE works commence on the garden room, the external finishes to the garden room as shown on approved drawing 05A shall have,
  - Timber fascias (not UPVC)
  - Natural sandstone to walls to closely match the existing natural stone building wall colour

**Reason(s):**

1. In the interests of visual amenity; to ensure that the proposed garden room does not detract from the character and appearance of this Category C Listed Building.

126 **Application No:** 20/03187/LBC

**Date Decision Issued:** 12/04/2021

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of replacement windows/door to flatted dwelling, erection of conservatory and garden room

**Location:** Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

**Applicant:** Ms And Mr A And A Woodhull And Bell 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT

**Agent:** Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

**Application Permitted - no conditions**

127 **Application No:** 21/00655/CLP

**Date Decision Issued:** 12/04/2021

**Ward:** St. Andrews

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

**Location:** 4 Morton Crescent St Andrews Fife KY16 8RA

**Applicant:** Professor & Mrs A. Hood 4 Morton Crescent St Andrews Fife KY16 8RA

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

**Application Permitted - no conditions**

128 **Application No:** 20/02954/LBC

**Date Decision Issued:** 15/04/2021

**Ward:** St. Andrews

**Proposal:** Listed building consent for new/replacement rainwater goods, repairs to chimneys, repairs to roof, replacement slates and internal alterations including replacement lintels and repairs to wall finishes (Amendment to 19/02984/LBC)

**Location:** St Andrews Town Hall Queens Gardens St Andrews Fife KY16 9TA

**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT (Property Services)

**Agent:** Pauline Martin Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted - no conditions**

129 **Application No:** 21/00518/FULL

**Date Decision Issued:** 15/04/2021

**Ward:** St. Andrews

**Proposal:** Installation of new garage door  
Garage address: 1b Kinnessburn Gardens, St Andrews, Fife, KY16 9HB

**Location:** Street Record Kinnessburn Gardens St Andrews Fife

**Applicant:** Prof Ifor Samuel 27 Hepburn Gardens St Andrews Fife KY16 9DG

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

**Application Permitted - no conditions**

130 **Application No:** 21/00337/FULL

**Date Decision Issued:** 29/03/2021

**Ward:** Tay Bridgehead

**Proposal:** Single storey extension to side and rear of dwellinghouse and formation of raised platform

**Location:** 5 West Lights Tayport Fife DD6 9AW

**Applicant:** Mrs Jackie Hales 5 West Lights Tayport Fife DD6 9AW

**Agent:** Bob Hynd 18 South Tay Street Dundee UK DD1 1PD

**Application Permitted - no conditions**

131 **Application No:** 21/00261/FULL

**Date Decision Issued:** 05/04/2021

**Ward:** Tay Bridgehead

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

**Location:** 5 Lomond Place Balmullo St Andrews Fife KY16 0DL

**Applicant:** Andrew MacDonald 5 Lomond Place Balmullo St Andrews Fife KY16 0DL

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE THE EXTENSION IS BROUGHT INTO USE, 3 off-street parking spaces as shown on approved drawing 01A shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

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



**Ward:** Tay Bridgehead

**Proposal:** External alterations to dwellinghouse including enlargement of existing front dormer to form balcony and enlargement of rear dormer

**Location:** 9 Kerr Street Newport On Tay Fife DD6 8BA

**Applicant:** Dr Katharine Preedy 9 Kerr Street Fife Newport on Tay United Kingdom DD6 8BA

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the dormer windows and doors shall be detailed as shown on approved drawing 03 A and coloured white to match the existing building's window frame colour unless otherwise agreed in writing with this Planning Authority before any works commence on site.
2. FOR THE AVOIDANCE OF DOUBT, should rooflights be fitted to the dormer roofs as shown on approved drawing 03A full details of these rooflights shall be submitted for prior approval in writing by this Planning Authority before they are installed.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the external finishing materials and detailing is appropriate to the character of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials and detailing is appropriate to the character of the area.

133 **Application No:** 21/00367/FULL

**Date Decision Issued:** 15/04/2021

**Ward:** Tay Bridgehead

**Proposal:** Single storey extensions to front and rear of dwellinghouse (demolition of existing extensions)

**Location:** Woodend Cottage No 1 Woodend Road Gauldry Newport On Tay Fife DD6 8RW

**Applicant:** Ms Amanda Degabriele Woodend Cottage Kilmany Road Gauldry Scotland DD6 8RW

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

**Application Permitted with Conditions**

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

1. The roofs to both extensions hereby approved shall be finished externally in a matt grey colour.

**Reason(s):**

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

134 **Application No:** 21/00478/FULL

**Date Decision Issued:** 15/04/2021

**Ward:** Tay Bridgehead

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

**Location:** 1 Fern Place Leuchars St Andrews Fife KY16 0ET

**Applicant:** Mr Kyle Allan 1 Fern Place Leuchars St Andrews Fife KY16 0ET

**Agent:** Richard Dyer 10 Hill Crescent Wormit Newport On Tay Fife DD6 8PQ

**Application Permitted - no conditions**

135 **Application No:** 21/00189/CLP

**Date Decision Issued:** 22/03/2021

**Ward:** West Fife And Coastal Villages

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

**Location:** 6 Dewar Avenue Kincardine Alloa Fife FK10 4RR

**Applicant:** Mr & Mrs G Longster 6 Dewar Avenue Kincardine Alloa Fife FK10 4RR

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

**Application Permitted - no conditions**

136 **Application No:** 21/00387/CLP

**Date Decision Issued:** 23/03/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of Lawfulness (Proposed) for extension to existing double domestic garage

**Location:** 70A Main Street Cairneyhill Dunfermline Fife KY12 8QU

**Applicant:** Mr Barry Morrison 70A Main Street Cairneyhill Scotland KY12 8QU

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

**Application Permitted - no conditions**

137 **Application No:** 21/00153/FULL

**Date Decision Issued:** 24/03/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of single storey extension and formation of access ramp to side of dwellinghouse

**Location:** 27 Glen Moriston Drive Cairneyhill Dunfermline Fife KY12 8YS

**Applicant:** Mr Iain Gemmell 32 main street coaltown glenrothes United Kingdom KY7 6HS

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

**Application Permitted - no conditions**

138 **Application No:** 20/02656/FULL

**Date Decision Issued:** 05/04/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of laundry room building associated with existing care home

**Location:** Bandrum Nursing Home Cowstrandburn Saline Dunfermline Fife KY12 9HR

**Applicant:** Ms R Payne Bandrum Nursing Home Cowstrandburn Saline Dunfermline Fife  
KY12 9HR

**Agent:** Alistair Gowan Robinsons Broomhouses 2 Ind Est Glasgow Road Lockerbie  
Scotland DG11 2SD

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** Erection of single storey extension to side and rear of dwellinghouse  
**Location:** Lochornie Cottage Craigencrowe Kelty Fife KY4 0JW  
**Applicant:** Mr Ian Mcdermid Lochornie Cottage Lochornie Cottage Kelty Scotland KY4 0JW  
**Agent:** Jordan Howieson 24 North Urquhart Place Dunfermline Fife Ky12 9FE

### **Application Permitted with Conditions**

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

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

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

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 1. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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



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

**Reason(s):**

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.

140 **Application No:** 21/00983/CLE

**Date Decision Issued:** 14/04/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of Lawfulness (Existing) for installation of french doors to rear of dwellinghouse

**Location:** 73 Chapel Street High Valleyfield Fife KY12 8TU

**Applicant:** Rev Wesley Hands 73 Chapel Street High Valleyfield Dunfermline Fife KY128TU

**Agent:**

**Application Permitted - no conditions**