



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 06/09/2021 - 03/10/2021**

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

1 **Application No:** 21/01256/FULL **Date Decision Issued:** 06/09/2021

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

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

**Location:** 27 Ruskin Crescent Buckhaven Leven Fife KY8 1DD

**Applicant:** Miss Nikki Stewart 11 Den Street Buckhaven Leven Fife KY8 1JQ

**Agent:**

**Application Permitted - no conditions**

2 **Application No:** 21/02417/FULL **Date Decision Issued:** 09/09/2021

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

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

**Location:** 9 Laird Avenue Methil Leven Fife KY8 3JT

**Applicant:** Mr Alan Thomson 9 Laird Avenue Methil Leven Fife KY8 3JT

**Agent:**

**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.

3 **Application No:** 21/02240/FULL **Date Decision Issued:** 23/09/2021

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

**Proposal:** External alterations including replacement roof and rainwater goods

**Location:** 5 Plantation Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LY

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

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife  
KY11 8UU

**Application Permitted with Conditions**

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

1. The proposed replacement easing course shall be finished in natural slate, unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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

4 **Application No:** 21/03027/CLP **Date Decision Issued:** 27/09/2021

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

**Proposal:** Certificate of Lawfulness (Proposed) for erection of single storey rear extension and raised platform

**Location:** 25 Aitken Place Coaltown Of Wemyss Leven Fife KY1 4PA

**Applicant:** Mr Mrs Wilson 25 Aitken Place Coaltown of Wemyss Leven Fife KY1 4PA

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

**Application Permitted - no conditions**

5 **Application No:** 21/02239/FULL **Date Decision Issued:** 01/10/2021

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

**Proposal:** External alterations including replacement roof and rainwater goods  
Site Address: 1-3 Plantation Row, Coaltown of Wemyss

**Location:** 1 To 3 Plantation Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LY

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

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife  
KY11 8UU

### **Application Permitted with Conditions**

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

1. The areas of the roof currently finished in slate (including easing courses and the section of the roof at the end of the terrace) shall be finished in natural slate, unless otherwise agreed in writing with Fife Council as Planning Authority.

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

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

6 **Application No:** 21/01586/FULL **Date Decision Issued:** 07/09/2021

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

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

**Location:** 27 Willow Crescent Kinghorn Burntisland Fife KY3 9YL

**Applicant:** Ms D Kane 27 Willow Crescent Kinghorn Scotland KY3 9YL

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

**Application Permitted with Conditions**

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

1. BEFORE THE DEVELOPMENT COMES INTO USE, a 1.8m high obscurely glazed privacy screen shall be erected along the entirety of the eastern perimeter of the hereby approved roof terrace. The screen shall be maintained and retained for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.
2. BEFORE THIS DEVELOPMENT IS BROUGHT INTO USE, a 1.8m high close boarded fence shall be erected along the eastern boundary of this development site to the rear of the curtilage. The fence shall measure at least 4m in length, starting adjacent to the rear wall of the existing dwelling and extending south along the boundary. The fence shall be retained and maintained for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

1. In the interests of residential amenity; to ensure the privacy enjoyed within the neighbouring garden is protected.
2. In the interests of residential amenity; to ensure the privacy enjoyed within the neighbouring garden is protected.

7 **Application No:** 20/02503/FULL **Date Decision Issued:** 09/09/2021

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

**Proposal:** Change of use of part of HMO to office (Class 4)

**Location:** Craigencalt Farm Grangehill Kinghorn Burntisland Fife KY3 9YG

**Applicant:** Ms Dorothy McIntosh Craigencalt Farmhouse Craigencalt Farm Kinghorn  
Scotland KY39YG

**Agent:**

**Application Permitted - no conditions**



8 **Application No:** 21/01152/FULL **Date Decision Issued:** 10/09/2021

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

**Proposal:** Installation of replacement windows

**Location:** 26 Links Place Burntisland Fife KY3 9DY

**Applicant:** Miss H Webster 26 Links Place Burntisland Fife KY3 9DY

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

**Application Permitted - no conditions**

9 **Application No:** 21/01364/FULL **Date Decision Issued:** 14/09/2021

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

**Proposal:** Erection of raised balcony to the rear of dwellinghouse

**Location:** 25 Pettycur Bay Kinghorn Burntisland Fife KY3 9SB

**Applicant:** Mr Chris Crowe 25 Pettycur Bay Kinghorn Fife KY3 9SB

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

**Application Permitted - no conditions**

10 **Application No:** 21/02323/FULL **Date Decision Issued:** 22/09/2021

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

**Proposal:** External alterations including installation of replacement entrance doors, side screens and installation of 2 no. new full height glazed sections of shopfront

**Location:** Lidl GB Ltd 450 Esplanade Kirkcaldy Fife KY1 1SL

**Applicant:** Iceland Foods Ltd Second Avenue Deeside Industrial Park Deeside UK CH5 2NW

**Agent:** Ray Robinson Studio 2 1st Floor The Ffwrwm High Street Caerleon Newport South Wales NP18 1AG

**Application Permitted - no conditions**

11 **Application No:** 21/01736/ARC **Date Decision Issued:** 23/09/2021

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

**Proposal:** Approval of matters required by conditions of planning permission in principle 20/00126/PPP for the erection of battery storage facility and associated access and landscaping

**Location:** Camilla Farm Auchtertool Kirkcaldy Fife KY2 5XW

**Applicant:** Mr Andy Brand Suite 2 First Floor Clare Hall Parsons Green Business Park St Ives United Kingdom PE274WY

**Agent:**

**Application Permitted with Conditions**

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

1. The landscaping scheme as approved shall be implemented within the first planting season following the completion of the development and shall thereafter be regularly maintained for a period of not less than 5 years.

**Reason(s):**

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

12 **Application No:** 21/01221/FULL      **Date Decision Issued:** 27/09/2021

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

**Proposal:** Installation of telecommunications equipment cabinet

**Location:** Telecommunications Cabinet Craigholm Lane Burntisland Fife

**Applicant:** Openreach Rutland House 5 Allen Road Livingston Scotland EH54 6TQ

**Agent:** Harlequin Group Robin Arscott Rutland House 5 Allen Road Livingston Scotland EH54 6TQ

**Application Permitted with Conditions**

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

1. In the event that the equipment becomes obsolete or redundant it must be removed and that the site is reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.

**Ward:** Cowdenbeath

**Proposal:** Restoration of settlement lagoon

**Location:** Former Open Cast Coal Site Muir Dean Inverkeithing Road Crossgates Fife

**Applicant:** Mr John Collier Dullomuir Farm Blairadam Kelty United Kingdom KY4 0LG

**Agent:** Alistair Smith 21 Provost Wynd Cupar United Kingdom KY15 5HE

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, a scheme for the monitoring of dust including location of monitoring points and equipment to be used shall be submitted for the written approval of Fife Council as Planning Authority. The scheme as approved shall be fully operational prior to the commencement of any work on site. Thereafter, a record of dust emissions shall be kept by the operator.
2. BEFORE ANY WORK STARTS ON SITE, details of measures designed to protect the safety of users of the core paths during the operations hereby approved shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter the approved measures shall be implemented and maintained for duration of the operations.
3. BEFORE ANY WORKS START ON SITE, details of a scheme for wheel cleaning of HGVs using the site shall be submitted for the prior written approval of Fife Council as Planning Authority.
4. BEFORE ANY WORKS START ON SITE, a site survey shall be carried out by a suitably qualified ecologist to check for the presence of any nests of ground-nesting bird species that would be affected by the proposed development. The site survey should confirm whether any nests are present and detail mitigation measures to safeguard the nests until the end of the breeding season.
5. Noise levels from operations on site shall not exceed 50dB (LAeq1 hour) at any noise sensitive property. Unless otherwise agreed in writing with Fife Council as Planning Authority, no activities shall be carried out on the site outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 08:00hrs to 13:00hrs Saturdays; and no activities shall take place on Sundays or Bank Holidays.
6. Any sub-soil or topsoil to be imported to the development site should be sampled and analysed at rates sufficient to allow it to be appropriately certified prior to being brought onto site and details of the source and testing of this material should be provided to Fife Council in a verification report. We refer applicants to YALPAG 2017 "Verification requirements for cover systems" available from [www.york.gov.uk/download/downloads/id/3804/yalpag\\_verification\\_guidance\\_version\\_34.pdf](http://www.york.gov.uk/download/downloads/id/3804/yalpag_verification_guidance_version_34.pdf)
7. Following completion of any measures identified in the approved 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 and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

**Reason(s):**

1. To protect the amenity of neighbours and to ensure that there is no adverse effect on wildlife in the surrounding area.
2. In the interests of public safety.
3. In the interests of road safety.
4. In the interests of safeguarding the nests of any ground-nesting birds that may be present before site operations begin.
5. To protect the amenity of neighbours and minimise noise disturbance at nearby premises.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

14 **Application No:** 21/00867/FULL **Date Decision Issued:** 08/09/2021

**Ward:** Cowdenbeath

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

**Location:** 9 Valley Court Cowdenbeath Fife KY4 9EG

**Applicant:** Mr D Campbell And Ms N Taylor 9 Valley Court Cowdenbeath Scotland KY4 9EG

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

**Application Permitted - no conditions**



15 **Application No:** 21/02004/FULL      **Date Decision Issued:** 13/09/2021

**Ward:** Cowdenbeath

**Proposal:** Installation of 4 no. floodlights

**Location:** Keirs Park Hawthorn Crescent Hill Of Beath Fife

**Applicant:** Mr David Baillie 15 Curling Knowe Crossgates Cowdenbeath Scotland KY4 8AX

**Agent:** Grant Young 35 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

**Application Permitted - no conditions**

16 **Application No:** 21/01176/FULL **Date Decision Issued:** 14/09/2021

**Ward:** Cowdenbeath

**Proposal:** Single storey side and rear extensions to dwellinghouse

**Location:** 160 Stenhouse Street Cowdenbeath Fife KY4 9DL

**Applicant:** Mr Brian Mathie Unit 1 Glenfield Industrial Estate Cowdenbeath United Kingdom KY4 9HT

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

**Application Permitted - no conditions**

17 **Application No:** 21/00874/FULL      **Date Decision Issued:** 17/09/2021

**Ward:** Cowdenbeath

**Proposal:** Roof extension, and dormer extensions to front and rear of dwellinghouse

**Location:** 4 Wardlaw Street Cowdenbeath Fife KY4 9JX

**Applicant:** Mr Daryn Peters 4 Wardlaw Street Cowdenbeath KY4 9JX

**Agent:**

**Application Permitted - no conditions**

18 **Application No:** 21/00880/FULL **Date Decision Issued:** 17/09/2021

**Ward:** Cowdenbeath

**Proposal:** Erection of domestic garage

**Location:** Heath Cottage Crossgates Cowdenbeath Fife KY4 8ET

**Applicant:** Mr D Milner Heath Cottage Donibristle Crossgates United Kingdom KY4 8ET

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

**Application Permitted - no conditions**

**Ward:** Cowdenbeath

**Proposal:** Erection of industrial unit (Class 5)

**Location:** Unit 3 Block 5 Woodend Industrial Estate Cowdenbeath Fife KY4 8HW

**Applicant:** Mr John Kippen Block 5 Woodend Ins Estate Cowdenbeath Scotland KY4 8HW

**Agent:** Chuanne Simon 237 Baldridgeburn Dunfermline Fife KY12 9EG

### **Application Permitted with Conditions**

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

1. Prior to works above ground commencing on site, the following should be submitted to and approved in writing by Fife Council Planning Authority:

- a Sustainable Drainage Design Compliance Certificate in accordance with the attached pro-forma in Appendix 1: and
- a Sustainable Drainage Design Compliance Certificate in accordance with the attached pro-forma in Appendix 2.

[https://www.fife.gov.uk/\\_\\_data/assets/pdf\\_file/0012/160122/SuDS-and-FRA-Guidance.pdf#:~:text=This%20supplementary%20guidance%20document%20on%20flooding%20and%20surface,in%20the%20efficient%20processing%20of%20a%20developers%E2%80%99%20application.](https://www.fife.gov.uk/__data/assets/pdf_file/0012/160122/SuDS-and-FRA-Guidance.pdf#:~:text=This%20supplementary%20guidance%20document%20on%20flooding%20and%20surface,in%20the%20efficient%20processing%20of%20a%20developers%E2%80%99%20application.)

(Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements)

2. Prior to the occupation of the unit, the existing sub-standard vehicular crossing of the service strip shall be reconstructed in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the unit, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
4. Prior to the occupation of the unit, there shall be provided within the curtilage of the site 5 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.
5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

1. To ensure the development is in compliance with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. To ensure all contamination within the site is dealt with.

20 **Application No:** 21/00376/FULL

**Date Decision Issued:** 01/10/2021

**Ward:** Cowdenbeath

**Proposal:** Change of use from treebelt/vegetation to private garden ground and erection of fencing to side of dwellinghouse (part retrospect)

**Location:** 60 Seafar Drive Kelty Fife KY4 0JX

**Applicant:** Mr & Mrs Stewart MacGregor 60 Seafar Drive Kelty KY4 0JX

**Agent:**

**Refusal/Enforcement Action**

**Reason(s):**

1. The proposed loss of scrubland/tree belt and erection of boundary fencing would have an adverse impact on the visual amenity of the surrounding area and the safe use of the public footpath, contrary to policies 1, 10 and 13 of the Adopted FIFEplan (2017).
2. The proposed change of use would result in the loss of scrubland/tree belt to the detriment of the natural environment. The proposal is therefore contrary to Policies 1,10 and 13 of the Adopted FIFEplan (2017).

21 **Application No:** 21/01368/CLP

**Date Decision Issued:** 06/09/2021

**Ward:** Cupar

**Proposal:** Certificate of lawfulness (proposed) for erection of outbuilding, extension to garage and internal and external alterations to form attic conversion and installation of rooflights

**Location:** 8 Scotstarvit View Cupar Fife KY15 5DX

**Applicant:** Mr G Hughes 8 Scotstarvit View Cupar UK KY15 5DY

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

**Application Permitted - no conditions**



**Ward:** Cupar  
**Proposal:** Erection of dwellinghouse including formation of access, parking and turning area (amendment to 20/01377/FULL)  
**Location:** Dalgairn Lodge Bank Street Cupar Fife KY15 4JU  
**Applicant:** Mr B Masterton 3 Burnside Cottages Burnside by Milnathort Scotland KY13 9SP  
**Agent:** Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, details of the material of all window frames/doors shall be submitted to and approved, in writing, by the planning authority.
2. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided within the curtilage of the site, as shown on Drawing No. SP1 Rev B 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.
3. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the footway/road shall be constructed in a paved material (not concrete slabs).
4. A scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all 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 within 2 months of the date of this approval. The scheme as approved shall be implemented within the first planting season following the date of this consent.
5. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE hereby approved, the proposed timber fence, as detailed on Drawing 'SP1 - Proposed Site Plan', shall be erected. Thereafter, the timber fence shall be retained on site for the lifetime of the development.

**Reason(s):**

1. In the interests of visual amenity and to allow consideration to be given to details which have yet to be submitted.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interests of visual amenity and to ensure an adequate level of privacy for the proposed dwelling is maintained.
5. In the interests of residential amenity; to ensure future residents of the dwellinghouse are not subject to adverse noise or privacy concerns.

23 **Application No:** 21/01782/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** Cupar

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

**Location:** 16 Main Street Springfield Cupar Fife KY15 5SQ

**Applicant:** Mrs Jane Alexander 16 Main Street Springfield Cupar Fife KY15 5SQ

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 2A, the roof tiles to the existing dwellinghouse and its connection to the proposed extension on the front elevation shall be detailed in matching roof tiles AND full details of the roofing tile, including its colour, shall be submitted for PRIOR approval in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. Thereafter the agreed details and finishes shall be applied as approved unless otherwise agreed in writing with this Planning Authority.
2. BEFORE ANY WORKS COMMENCE ON SITE, full specification details, including colour, of the cladding, the rendered walls and windows shall be submitted for PRIOR approval in writing with this Planning Authority BEFORE ANY WORKS COMMENCE 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.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

24 **Application No:** 21/01903/FULL      **Date Decision Issued:** 15/09/2021

**Ward:** Cupar

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

**Location:** 12 Newtown Ceres Cupar Fife KY15 5LY

**Applicant:** Mr & Mrs . McGregor 12 Newtown Ceres UK KY15 5LY

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

**Application Permitted - no conditions**

25 **Application No:** 21/00182/FULL

**Date Decision Issued:** 17/09/2021

**Ward:** Cupar

**Proposal:** Refurbishment of building including repair/replacement slates, repairs to rainwater goods, new/relocation of vents, repainting of windows/doors, replacement stone to external walls, formation of access ramp and cycle storage, and installation of replacement hardstanding to courtyard.

**Location:** Garden Concern 29 Bonnygate Cupar Fife KY15 4BU

**Applicant:** Ms Rebecca Little Ash Cottage Monimail Cupar Scotland KY15 4BU

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

**Application Permitted - no conditions**

**Ward:** Cupar

**Proposal:** Erection of retail (Class 1) and food and drink (including takeaway)(Class 3 and Sui Generis) units with associated access, servicing, car parking and ancillary works (alternative scheme in respect of consent 15/04188/FULL) (Section 42 to vary condition 26 of consent 19/03537/FULL to allow two front door deliveries before 7am each day for unit 6 only)

**Location:** Former Reekie Group Garage South Road Cupar Fife

**Applicant:** SC Cupar Limited 349 Bath Street Glasgow United Kingdom G2 4AA

**Agent:** Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF

### **Application Permitted with Conditions**

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

1. The gross internal floor space of the development shall not exceed 3,809sqm including any mezzanine levels. Any increase in the sizes of the units, including the installation of mezzanines, shall only be made with the written approval of Fife Council as planning authority.
2. Units 1 and 2 (as specified on drawing 2357\_303 rev C) shall be restricted to class 1 (retail) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. Unit 1 shall be limited to no more than 40% of the net retail sales area for convenience or food retailing purposes. Any increase in the floor space for convenience or food retailing shall only be made with the written approval of Fife Council as planning authority. Unit 2 shall be used for convenience or food retailing purposes only. These units shall not be subdivided without the prior written consent of Fife Council as planning authority.

For avoidance of doubt the net sales area for any use shall be calculated on the basis of any area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including customer toilets

3. Units 3 and 7 (as specified on drawing 2357\_303 rev C) shall be restricted to class 1 (retail) or class 3 (food and drink) with take away facilities of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. If in retail use, these units shall be limited to the sale of predominantly comparison items. No more than 30% of the net retail sales area of these units shall be used for convenience or food retailing purposes. These units shall not be subdivided without the prior written consent of Fife Council as planning authority.

For avoidance of doubt the net sales area for any use shall be calculated on the basis of any area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including customer toilets.

4. Units 4, 5 and 6 (as specified on drawing 2357\_343) shall be restricted to convenience and food retailing (class 1), Financial, professional and other services (class 2), food and drink (class 3) and hot food takeaway (sui generis) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. No comparison retailing is permitted from these units other than an ancillary 10% of the net retail floor space.

For avoidance of doubt the net sales area for any use shall be calculated on the basis of any area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including customer toilets.

5. Following completion of any measures identified in the approved Remediation Strategy required in condition 5 or any approved revised Remediation Strategy a Validation Report shall be submitted to Fife Council, as

Planning Authority. Unless otherwise agreed in writing with Fife Council, as Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by Fife Council, as Planning Authority.

6. The development shall be undertaken in accordance with the mitigation measures outlined within the approved Air Quality Management Plan (Energised Environments - amendment August 2018).
7. BEFORE ANY OF THE UNITS ARE BROUGHT INTO USE, full details of all the installations and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions have been submitted and approved in writing by Fife Council as planning authority and the works specified in the approved scheme have been installed in accordance with the details approved through this condition. Such works shall thereafter be retained, operated at all times when the units are in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with Fife Council as planning authority.
8. WITHIN 3 MONTHS OF ALL OF THE UNITS BEING BROUGHT INTO OPERATION, an updated noise assessment shall be undertaken and submitted to Fife Council as planning authority for written approval. The noise assessment shall consider the cumulative effect of the installed and operational plant and servicing arrangements. The noise from the development shall be limited to 45dB between 0700 and 2300 and 35dB in all other hours, as measured from the nearest sensitive receptors. Mitigation shall be proposed within the assessment if the noise from the plant is found to breach these limits. The development shall be implemented in accordance with the details approved through the updated noise assessment.
9. BEFORE ANY UNIT HEREBY APPROVED IS BROUGHT INTO USE, the acoustic barriers and planting along the northern boundary and the acoustic barrier along the eastern boundary shall be provided in their entirety, all in accord with the approved Boundary Treatments Plan (drawing 2357\_305 Rev C).
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
11. BEFORE ANY DEVELOPMENT STARTS ON SITE, a scheme of tree protection measures to protect the trees at the eastern end of the site during construction shall be submitted for the written approval of Fife Council as planning authority. No works shall be undertaken until these details are approved and the protection measures are in place. The development shall be implemented in accordance with the details approved through this condition.
12. All works done on or adjacent to the existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
13. A mini roundabout shall be provided on the A914 at the junction with the proposed vehicular access as specified on drawing 2161\_303 rev M of planning application 18/00978/FULL, prior to public use of any unit within the development. BEFORE ANY WORKS START ON SITE, the final design details of the roundabout shall be submitted for the written approval of Fife Council as planning authority. The roundabout shall be designed in accordance with the Design Manual for Roads and Bridges, Volume 6, TD54/07 Design of Mini Roundabouts. No works shall commence until written approval has been given and the development shall be implemented in accordance with the details approved through this condition.
14. The crossing facility at the access to the site and the widening of the footway agreed through condition 21 shall be fully constructed prior to the opening of the first unit.
15. Prior to the completion of the development, there shall be provided within the curtilage of the site 159 No parking spaces for vehicles. Of these, the developer shall provide 10no parking spaces for accessibility (drivers with a disability). For the avoidance of doubt, the layout of the disabled parking (as defined in drawing 2357\_303 Rev C) is not approved. PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE, the developer shall submit a revised car parking layout plan for the written approval of the planning authority. The approved layout plan shall show the disabled parking spaces more evenly distributed throughout the car park, in order to better serve each unit in the development. PRIOR TO THE COMPLETION OF THE DEVELOPMENT, the developer shall install 2no. electric vehicle charging points within the said car parking area to be made available for public use for the lifetime of the development.
16. Prior to the opening of the first unit, full details of the location and number of secure cycle parking spaces to be provided in the site, shall be submitted for the written approval of Fife Council as planning authority. The parking spaces shall be retained through the lifetime of the development.
17. With the exception of deliveries to Unit 6, there shall be no commercial deliveries to or dispatches from any of the Class 1 retail units hereby approved outside the hours of 7am to 10pm Monday to Saturday and none shall

take place on Sundays or bank holidays, unless otherwise agreed in writing with Fife Council as planning authority. All delivery vehicles visiting the site shall be provided with white noise reversing alarms. For the avoidance of doubt, deliveries to Unit 6 shall be restricted to between 3am and 10pm Monday to Sunday.

**Reason(s):**

1. To define the planning permission in the interests of ensuring the vitality and viability of the town centre.
2. To define the planning permission in the interests of protecting the vitality and viability of the town centre and to ensure the access has been designed adequately for traffic movements associated with retail of this nature
3. To define the planning permission in the interests of protecting the vitality and viability of the town centre from the relocation of town centre comparison retailers to this site.
4. To define the planning permission in the interests of protecting the vitality and viability of the town centre from the relocation of town centre comparison retailers to this site.
5. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
6. In the interests of residential amenity and to protect the air quality of the immediate area.
7. In the interests of residential amenity.
8. In the interests of residential amenity.
9. In the interests of protecting residential amenity.
10. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
11. In the interests of protecting the trees within the eastern section of the site.
12. In the interest of Road Safety and adequate design.
13. To ensure the provision of an adequate access point, ensure suitable continued pedestrian route along South Road is continued and in the interests of road safety.
14. To ensure the provision of adequate pedestrian facilities and in the interest of road safety.
15. To ensure the provision of adequate car parking in the interests of road safety.
16. To promote sustainable methods of travel and ensure adequate cycle parking provision.
17. In the interests of protecting residential amenity.

27 **Application No:** 21/02462/APN

**Date Decision Issued:** 29/09/2021

**Ward:** Cupar

**Proposal:** Agricultural prior notification for formation of access track

**Location:** Kinloss House Cupar Fife KY15 4ND

**Applicant:** Mr Chris Addison-Scott Kinloss Farm Kinloss Farm Cupar, Fife United Kingdom KY15 4ND

**Agent:**

**Application Permitted - no conditions**



28 **Application No:** 21/01306/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** Dunfermline Central

**Proposal:** Two storey extension to rear and dormer extension to front of dwellinghouse.

**Location:** 13 Charles Street Dunfermline Fife KY11 4ST

**Applicant:** Mr Alex Donaldson 13 Charles Street Dunfermline Fife KY114ST

**Agent:**

**Application Permitted - no conditions**

29 **Application No:** 21/00967/CLP

**Date Decision Issued:** 08/09/2021

**Ward:** Dunfermline Central

**Proposal:** Certificate of lawfulness (Proposed for conversion of garage to form habitable accommodation (study))

**Location:** 38 Old Kirk Road Dunfermline Fife KY12 7SX

**Applicant:** Mr Michael Mlopkiewicz 38 Old Kirk Road Dunfermline Scotland KY127SX

**Agent:** Steven Robinson 32 Russell Avenue Dunfermline Fife KY120YX

**Application Permitted - no conditions**

30 **Application No:** 20/02632/FULL **Date Decision Issued:** 15/09/2021

**Ward:** Dunfermline Central

**Proposal:** Change of use from pet shop (Class 1) to cafe (Class 3) (part retrospect)

**Location:** 25 New Row Dunfermline Fife KY12 7EA

**Applicant:** Mr Lee McCran 25 New Row Dunfermline Fife KY12 7EA

**Agent:**

**Application Permitted - no conditions**

31 **Application No:** 21/00662/FULL **Date Decision Issued:** 15/09/2021

**Ward:** Dunfermline Central

**Proposal:** Change of use from first floor level nightclub (Class 11) and second floor level ancillary accommodation to 7 flatted dwellings (sui generis) and external alterations including installation of windows, doors and dormer extensions

**Location:** 6 Pilmuir Street Dunfermline Fife KY12 7AJ

**Applicant:** Mr Ramesh Jangili 28 The Picture House Cheapside Reading United Kingdom RG1 7AJ

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

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority. FOR THE AVOIDANCE OF DOUBT; the doors, hereby approved, shall be a colour to match the existing doors on the west facing elevation and details relating to the making good of the wall on the north facing elevation shall also be submitted to and agreed in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details.

**Reason(s):**

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

32 **Application No:** 21/00665/LBC

**Date Decision Issued:** 16/09/2021

**Ward:** Dunfermline Central

**Proposal:** Listed Building Consent for internal and external alterations including installation of dormer extensions, windows and doors

**Location:** 6 Pilmuir Street Dunfermline Fife KY12 7AJ

**Applicant:** Mr Ramesh Jangili 28 The Picture House Cheapside Reading United Kingdom RG1 7AJ

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

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority. FOR THE AVOIDANCE OF DOUBT; the doors, hereby approved, shall be a colour to match the existing doors on the west facing elevation and details relating to the making good of the wall on the north facing elevation shall also be submitted to and agreed in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details.

**Reason(s):**

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

33 **Application No:** 21/01697/FULL

**Date Decision Issued:** 16/09/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of one and half storey domestic garage to side of dwellinghouse

**Location:** 20 Keavil Place Crossford Dunfermline Fife KY12 8NY

**Applicant:** Mr Andy Terras 20 Keavil Place Crossford Dunfermline Fife KY12 8NY

**Agent:** Peter McLavin 27 Canmore Street Dunfermline Fife KY12 7NU

**Application Permitted with Conditions**

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

1. The garage hereby approved shall only be used for purposes which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.
2. The domestic garage hereby approved shall only be used for purposes which are incidental to the enjoyment of the dwellinghouse and not as a permanent separate dwellinghouse.

**Reason(s):**

1. The location of the garage renders it unsuitable for commercial use.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

34 **Application No:** 21/01240/FULL **Date Decision Issued:** 17/09/2021

**Ward:** Dunfermline Central

**Proposal:** Internal alterations and installation of replacement windows

**Location:** The Coach House Comely Park Lane Dunfermline Fife KY12 7HA

**Applicant:** Mr Ken Horne 1a Comely Bank Lane Dunfermline UK KY12 7EF

**Agent:** Hector Black Suite 26 4-5 Lochside Way Edinburgh Midlothian EH12 9DT

**Application Permitted - no conditions**

35 **Application No:** 21/01241/LBC

**Date Decision Issued:** 17/09/2021

**Ward:** Dunfermline Central

**Proposal:** Listed building consent for internal alterations and installation of replacement windows

**Location:** The Coach House Comely Park Lane Dunfermline Fife KY12 7HA

**Applicant:** Mr Ken Horne The Coach House 1A Comely Bank Lane Dunfermline United Kingdom KY12 7EF

**Agent:** Hector Black 4-5 Lochside Way Edinburgh Midlothian EH12 9DT

**Application Permitted - no conditions**



36 **Application No:** 21/01904/FULL **Date Decision Issued:** 24/09/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of boundary fence

**Location:** 15 Braemar Gardens Dunfermline Fife KY11 8ER

**Applicant:** Ms Margaret Blair 15 Braemar Gardens Dunfermline Scotland KY11 8ER

**Agent:**

**Application Permitted - no conditions**

37 **Application No:** 21/02231/FULL **Date Decision Issued:** 28/09/2021

**Ward:** Dunfermline Central

**Proposal:** Erection of detached domestic garage

**Location:** 32A Lundin Road Crossford Dunfermline Fife KY12 8PN

**Applicant:** Mr & Mrs Nigel & Jackie Barr 32A Lundin Road Crossford Dunfermline Fife  
KY12 8PN

**Agent:** Teresa Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom FK7  
9PD

**Application Permitted - no conditions**

38 **Application No:** 21/02112/FULL      **Date Decision Issued:** 01/10/2021

**Ward:** Dunfermline Central

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

**Location:** 3 Callander Terrace Dunfermline Fife KY11 8EY

**Applicant:** Mr S Campsie 3 Callander Terrace Dunfermline Fife KY11 8EY

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

**Application Permitted - no conditions**

39 **Application No:** 21/02205/FULL **Date Decision Issued:** 07/09/2021

**Ward:** Dunfermline North

**Proposal:** Single storey extension, erection of boundary fence and formation of decking to side of dwellinghouse

**Location:** 3 Craigston Park Dunfermline Fife KY12 0XZ

**Applicant:** Mrs Angie Balfour 3 Craigston Park Dunfermline Fife KY12 0XZ

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

**Application Permitted - no conditions**

40 **Application No:** 21/02246/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** Dunfermline North

**Proposal:** Change of Use from warehouse (Class 6) to form MOT Station (Class 5)

**Location:** 30 Gardeners Street Dunfermline Fife KY12 0RN

**Applicant:** Mr Joseph Connor Unit C 26-42 Gardeners Street, Dunfermline United Kingdom KY120rn

**Agent:**

**Application Permitted - no conditions**

41 **Application No:** 21/02550/DPN **Date Decision Issued:** 09/09/2021

**Ward:** Dunfermline North

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

**Location:** Wester Whitefield Farm Whitefield Road Dunfermline Fife KY12 0SY

**Applicant:** Taylor Wimpey East Scotland 1 Masterton Park South Castle Drive  
Dunfermline UK KY11 8NX

**Agent:** Phil McLean The Quadrant 17 Bernard Street Edinburgh United Kingdom EH6  
6PW

**Application Permitted - no conditions**

42 **Application No:** 21/02134/FULL **Date Decision Issued:** 20/09/2021

**Ward:** Dunfermline North

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

**Location:** 67 Queen Margaret Fauld Dunfermline Fife KY12 0RL

**Applicant:** Mr Mark Ambrose 67 Queen Margaret Fauld Dunfermline UK KY12 0RL

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

**Application Permitted - no conditions**

43 **Application No:** 21/01575/FULL **Date Decision Issued:** 23/09/2021

**Ward:** Dunfermline North

**Proposal:** Alterations to ground floor flat (formation of doors)

**Location:** 11 David Henderson Court Dunfermline Fife KY12 9DX

**Applicant:** Mr - Parry 11 David Henderson Court Dunfermline United Kingdom KY12 9DX

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

**Application Refused**

**Reason(s):**

1. In the interests of protecting the visual amenity value of this prominent corner building along with the loss of communal garden ground that positively contributes to the character and appearance of this streetscene. As such the proposal would result in a visually harmful alteration to the streetscape and impact negatively on local amenity therefore the proposal is contrary to Policies 1 and 10 of the Adopted FIFEplan (2017).



44 **Application No:** 21/02381/CLP

**Date Decision Issued:** 24/09/2021

**Ward:** Dunfermline North

**Proposal:** Certificate of lawfulness (proposed) for formation of hardstanding and formation of access

**Location:** 13 Mayflower Street Townhill Dunfermline Fife KY12 0HP

**Applicant:** Ms Viktoria Toth 13 Mayflower Dunfermline Fife KY12 0HP

**Agent:**

**Application Permitted - no conditions**

45 **Application No:** 21/02097/FULL

**Date Decision Issued:** 28/09/2021

**Ward:** Dunfermline North

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

**Location:** 120 East Baldrige Drive Dunfermline Fife KY12 9FR

**Applicant:** A Comrie 120 East Baldrige Drive Dunfermline UK KY12 9FR

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

**Application Permitted with Conditions**

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

1. Prior to the new multi-purpose room coming into use, there shall be provided within the curtilage of the site 2 off-street parking spaces for the extended 3 bedroom dwelling, in accordance with the current Fife Council Transportation Development Guidelines. The spaces shall have a minimum depth of 5 metres from the rear of the public footway, a minimum width of 2.5 metres per space and shall be retained for the lifetime of the dwelling.

**Reason(s):**

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

46 **Application No:** 21/02247/FULL **Date Decision Issued:** 28/09/2021

**Ward:** Dunfermline North

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

**Location:** 2 Carswell Place Dunfermline Fife KY12 9YJ

**Applicant:** Mr & Mrs Hopkins 2 Carswell Place Dunfermline United Kingdom KY12 9YJ

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

**Application Permitted - no conditions**

47 **Application No:** 21/03091/CLP

**Date Decision Issued:** 01/10/2021

**Ward:** Dunfermline North

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

**Location:** 11 Thistle Street Dunfermline Fife KY12 0JA

**Applicant:** Mr Barrie Walker 11 Thistle Street Dunfermline Fife KY12 0JA

**Agent:** David Hewitt Wellsprings 71 Whitehill Street Newcraighall Edinburgh United Kingdom EH21 8QZ

**Application Permitted - no conditions**

48 **Application No:** 21/02741/CLP

**Date Decision Issued:** 06/09/2021

**Ward:** Dunfermline South

**Proposal:** Certificate of lawfulness (proposed) for external alterations to convert integral garage into habitable accommodation

**Location:** 9 Dundonnell Way Dunfermline Fife KY11 8FS

**Applicant:** Mr and Mrs K Black 9 Dundonnell Way Dunfermline Scotland KY11 8FS

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

**Application Permitted - no conditions**

49 **Application No:** 21/01805/FULL **Date Decision Issued:** 23/09/2021

**Ward:** Dunfermline South

**Proposal:** Change of use from open space to garden ground and formation of hardstanding

**Location:** 6 Wallace Street Dunfermline Fife KY11 4QP

**Applicant:** Mrs Heather Farrell 6 Wallace Street Dunfermline Fife KY11 4QP

**Agent:**

**Application Permitted - no conditions**

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to side of dwellinghouse to provide ancillary accommodation and formation of hardstanding and raised platform to front and balcony to rear

**Location:** 6 Bankwell Road Anstruther Fife KY10 3DA

**Applicant:** Mr & Mrs J. Murray 6 Bankwell Road Anstruther U.K. KY10 3DA

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

**Application Permitted with Conditions**

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

1. The development shall only be used as domestic accommodation ancillary to the existing dwelling and not as a permanent separate dwellinghouse or flat.
2. The easterly elevation of the balustrade shall be opaquely glazed as indicated on approved drawing 02A shall be obscurely glazed upon installation and shall be maintained as such in perpetuity.
3. The proposal shall remain ancillary to the existing dwellinghouse and will not be sold off or rented out separately.
4. Prior to the first use of the ancillary accommodation, there shall be 3 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.
5. Prior to the first occupation of the proposed ancillary accommodation, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

**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 interests of safeguarding residential amenity, to ensure that the balcony in this vicinity do not cause any additional loss in privacy to adjacent properties.
3. In the interest of Road Safety to ensure that there is adequate and functional off street parking spaces to meet with the Fife Council Parking Standards.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

51 **Application No:** 21/01563/LBC

**Date Decision Issued:** 07/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of air source heat pump

**Location:** Drumeskie Cottage Cameron St Andrews Fife KY16 8PD

**Applicant:** Mr Norman Reid Drumeskie Cottage Cameron St Andrews Scotland KY16 8PD

**Agent:**

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

**Reason(s):**

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



52 **Application No:** 21/02351/CLP

**Date Decision Issued:** 07/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (proposed) for change of use of part of dwellinghouse (Class 9) to form child minding business

**Location:** 1 Back Stile Kingsbarns St Andrews Fife KY16 8ST

**Applicant:** Mrs Alycia Hayes South Quarter Farmhouse 1 South Quarter Farmhouse  
1Back Stile Kingsbarns, St. Andrews United Kingdom KY16 8ST

**Agent:**

**Application Permitted - no conditions**

53 **Application No:** 21/00886/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of flue to side of dwellinghouse (in retrospect)

**Location:** Thill Cottage Chapel Green Earlsferry Fife KY9 1AD

**Applicant:** Mrs Hillary Wright Thill Cottage Chapel Green Earlsferry Fife KY9 1AD

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the retrospective flue hereby approved shall be finished externally in a cream coloured heat resistant spray paint to match the existing dwellinghouse and thereafter shall be so maintained. Details of the specification and colour of the heat resistant paint should be submitted within 3 months of the date of this decision, unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

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

54 **Application No:** 21/01982/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to front of dwellinghouse and erection of detached domestic garage

**Location:** West Lodge Pitmilley Kingsbarns St Andrews Fife KY16 8QA

**Applicant:** Mr & Mrs J. Bonnet Pitmilley West Lodge Pitmilley KINGSBARNES U.K. KY16 8QA

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

### **Application Permitted with Conditions**

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

1. Prior to the first occupation of the proposed extension of the dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed out with the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off-street parking and turning manoeuvres to take place.
2. Prior to the first occupation of the proposed extension of the dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
3. FOR THE AVOIDANCE OF DOUBT, the proposed garage and gym hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the self-contained garage shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

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

1. In 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.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure that no additional off-street parking is required and that there will be no formation of a substandard vehicular access onto the public road. The location of the garage and gym renders it unsuitable for commercial use.

**Ward:** East Neuk And Landward

**Proposal:** Erection of clubhouse, shed and associated parking and landscaping works

**Location:** Charleton Golf Club Charleton Colinsburgh Leven Fife KY9 1HG

**Applicant:** Mr Carl-Michael Bonde Charleton House Colinsburgh Fife Scotland KY9 1HG

**Agent:** Robin Matthew 39 Dunipace Crescent Dunfermline Scotland KY12 7LZ

**Application Permitted with Conditions**

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

1. Prior to the first operations of the new Golf Clubhouse facility, the applicant shall ensure that visibility splays of 6m x 210m are provided to the East and 6m x 180m to the West at the junction of the vehicular crossing and the public road and shall ensure thereafter that these splays are maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first operations of the new Golf Clubhouse facility, there shall be 60 No. off street parking spaces provided as shown on Drawing No.04 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.
3. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:  
  
08.00- and 18.00-hours Mondays to Fridays  
08.00 and 13.00hours Saturdays  
  
With no working Sundays or Public Holidays
4. The approved details and specifications of the protective measures necessary to safeguard the existing trees shall be erected on site before any development commences and retained during the full construction period of the development hereby approved. The protective measures shall be retained in a sound and upright condition throughout the demolition/construction operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
5. Prior to any development commencing on site, a scheme of replacement landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees and hedges to be planted shall be submitted for approval in writing by Fife Council as Planning Authority. The scheme as approved shall be implemented within 3 months of the first planting season following the completion of the development. 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.
6. BEFORE ANY EXTERNAL FINISHING MATERIALS ARE APPLIED, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interests of residential amenity; to ensure works do not take place at unreasonable hours.
4. In the interest of protecting existing trees; In order to ensure that no damage is caused to the existing trees during construction operations.
5. In the interest of visual amenity and biodiversity enhancement; to ensure the development has no significant

visual impact on its countryside setting and that a biodiversity enhancement programme is provided.

6. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the area.

56 **Application No:** 21/01983/FULL **Date Decision Issued:** 09/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Erection of detached domestic garage

**Location:** 30 St Adrians Place Anstruther Fife KY10 3DX

**Applicant:** Brian And Henney Arnot And Fortain 30 St Adrians Place Anstruther Fife KY10 3DX

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

**Application Permitted - no conditions**

57 **Application No:** 21/02068/FULL **Date Decision Issued:** 09/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement window

**Location:** 42 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

**Applicant:** Mr Paul Hannah 42 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

**Agent:** Alastair Graham Dene Cottage, Links Road Links Road Earlsferry Fife KY91AW

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed window hereby approved shall be a timber framed sash and case window, traditionally constructed and painted in white with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally.

**Reason(s):**

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

58 **Application No:** 21/02069/LBC

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

**Ward:** East Neuk And Landward

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

**Location:** 42 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

**Applicant:** Mr Paul Hannah 42 Marketgate South Crail United Kingdom KY10 3TL

**Agent:** Alastair Graham Dene Cottage Links Road Earlsferry United Kingdom KY91AW

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed window hereby approved shall be a timber framed sash and case window, traditionally constructed and painted in white with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally.

**Reason(s):**

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



59 **Application No:** 21/02073/FULL

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

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse and external alterations

**Location:** Siward Siward Lane Elie Leven Fife KY9 1AZ

**Applicant:** Mrs Elaine Ross Siward House Siward Lane Elie Leven UK KY9 1AZ

**Agent:** Andrew Forgan Rodney Liberty Elie Leven UK KY9 1AU

**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 new stone wall and oak vertical and horizontal external cladding shall be submitted for approval in writing by this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows and folding screens hereby approved shall be finished externally in timber frames upon installation and thereafter permanently maintained as such.

**Reason(s):**

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

60 **Application No:** 21/01766/FULL **Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

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

**Location:** Adelaide Lodge St Andrews Road Anstruther Fife KY10 3HA

**Applicant:** Mr Gary Stevenson Adelaide Lodge St Andrews Rd Anstruther Fife UK KY10 3HA

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

**Application Permitted - no conditions**

61 **Application No:** 21/01817/FULL **Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Dormer extension to rear of dwellinghouse

**Location:** 3 Reaper Lane Anstruther Fife KY10 3FR

**Applicant:** Mr Kevin Anderson 3 Reaper Lane Anstruther Scotland KY10 3FR

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

**Application Permitted - no conditions**

62 **Application No:** 21/02125/LBC

**Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

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

**Location:** 38 To 46 East Street St Monans Anstruther Fife KY10 2AT

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

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife  
KY11 8UU

**Application Permitted - no conditions**

63 **Application No:** 21/02128/FULL **Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

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

**Location:** 7 Smiddy Burn Kingsbarns St Andrews Fife KY16 8SN

**Applicant:** Mr Thomas Paterson 7 Smiddy Burn Kingsbarns Scotland KY16 8SN

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

**Application Permitted - no conditions**

64 **Application No:** 21/02130/FULL **Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Replacement doors to flats

**Location:** 8 - 13 Marine Park Links Place Elie Leven Fife KY9 1BD

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

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife  
KY11 8UU

**Application Permitted - no conditions**

65 **Application No:** 21/02131/FULL **Date Decision Issued:** 10/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement doors and windows to flatted dwellings  
Site: 19-25 Marine Park, Elie

**Location:** 19 - 25 Marine Park Links Place Elie Leven Fife KY9 1BD

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

**Agent:** Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife  
KY11 8UU

**Application Permitted - no conditions**

66 **Application No:** 21/01909/FULL

**Date Decision Issued:** 14/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Alterations and extensions (including replacement dormers) to dwellinghouse.

**Location:** Katherine Bank Chapel Green Earlsferry Leven Fife KY9 1AD

**Applicant:** Mr D Adams Katherine Bank Chapel Green Lane Earlsferry Elie Scotland KY9 1AD

**Agent:** Jack Sneddon 4 Court Square High Street Linlithgow United Kingdom EH49 7EQ

### **Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the existing natural slates should be retained and re-used for the new pitched roof finishes. If new slates are required to be laid in diminishing courses and random widths to Scottish styles, details and specification of the new slates shall be submitted for approval in writing to this Planning Authority.
2. BEFORE ANY WORKS START ON SITE, details of the colour of the slimline aluminium framed windows and doors shall be submitted for approval in writing by this Planning Authority.

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

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



**Ward:** East Neuk And Landward

**Proposal:** Erection of outbuilding to include 13 bike lockers, communal gym, social/storage with external seating area along with the installation of 3 electric vehicle charging points within the upgraded parking area

**Location:** Elie House Elie Leven Fife KY9 1ER

**Applicant:** Mr Scott Lawrie 10 Gee's Court Marylebone London UK W1U 1JJ

**Agent:** Scott Lawrie 10 Gee's Court Marylebone London United Kingdom W1U 1JJ

**Application Permitted with Conditions**

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

1. The proposed black gutters and drainage should be of a heritage aluminium type, not UPVC.
2. BEFORE ANY WORKS STARTS ON SITE, details of the specification and colour of the timber facade to the external walls of the outbuilding shall be submitted for the approval in writing by this Planning Authority.
3. All the stone details to the seating area and fire pit hereby approved shall be constructed in a natural stone of a colour and coursing to match the existing stonework of Elie House. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

**Reason(s):**

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

68 **Application No:** 21/01667/FULL **Date Decision Issued:** 16/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Erection of domestic outbuilding

**Location:** 2 Milton Place Pittenweem Anstruther Fife KY10 2LR

**Applicant:** Mr & Mrs K McKenzie The Old Manse 2 Milton Place Pittenweem Scotland  
KY102LR

**Agent:** Brad Mutter The Arns Auchterarder Perthshire Scotland PH3 1EJ

**Application Permitted - no conditions**

69 **Application No:** 21/02370/FULL **Date Decision Issued:** 16/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Change of use of part of office (Class 2) to dwellinghouse (Class 9)

**Location:** 29 Rodger Street Anstruther Fife KY10 3DU

**Applicant:** Mr Witts 29 Rodger Street Anstruther Fife KY10 3DU

**Agent:** Julia Frost 24a Stafford Street Edinburgh United Kingdom EH3 7BD

**Application Permitted - no conditions**

70 **Application No:** 21/00340/FULL **Date Decision Issued:** 20/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of bench and post and chain fence

**Location:** Street Record Mid Shore Pittenweem Fife

**Applicant:** Dr William McNaughton 26 Mid Shore Pittenweem UK KY10 2NL

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

**Application Permitted with Conditions**

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

1. All works carried out, on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

71 **Application No:** 21/02210/FULL **Date Decision Issued:** 22/09/2021

**Ward:** East Neuk And Landward

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

**Location:** 10 Smiddy Burn Kingsbarns St Andrews Fife KY16 8SN

**Applicant:** Housing Services Fife Council Bankhead Central 1 Bankhead Park Glenrothes  
Scotland KY7 6GH

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

**Application Permitted - no conditions**

72 **Application No:** 19/01967/FULL

**Date Decision Issued:** 23/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Installation of air conditioning units, cooler/condenser plant and paving, minor variations to ground floor layout and reconfiguration of stone boundary walls (in retrospect).

**Location:** Kinneuchar Inn 11 Main Street Kilconquhar Leven Fife KY9 1LF

**Applicant:** The Alexander Trust Balcaskie Estate Office Easter Kellie Farm Arncroach Anstruther Scotland KY10 2RF

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

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night: and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

**Reason(s):**

1. In the interests of safeguarding residential amenity.

73 **Application No:** 19/01966/LBC

**Date Decision Issued:** 24/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of air conditioning units, cooler/condenser plant and paving, minor variations to ground floor layout and reconfiguration of stone boundary walls (in retrospect).

**Location:** Kinneuchar Inn 11 Main Street Kilconquhar Leven Fife KY9 1LF

**Applicant:** The Alexander Trust Balcaskie Estate Office Easter Kellie Farm Arncroach Anstruther Scotland KY10 2RF

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

**Application Permitted - no conditions**

74 **Application No:** 21/02185/FULL **Date Decision Issued:** 29/09/2021

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to side of dwellinghouse and installation of door to replace existing window

**Location:** 11 West Street St Monans Anstruther Fife KY10 2BU

**Applicant:** Mr Pdraig Egan & Ms. Mhairi Ferguson 11 West Street St Monans Scotland ky10 2bu

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

**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 timber cladding shall be submitted for approval in writing by this Planning Authority.

**Reason(s):**

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



75 **Application No:** 21/01994/FULL

**Date Decision Issued:** 30/09/2021

**Ward:** East Neuk And Landward

**Proposal:** External alterations including replacement roof and rainwater goods and repair to stonework and windows  
Site Address: 69-75 George Street, Cellardyke, KY10 3AS

**Location:** 69 To 75 George Street Cellardyke Anstruther Fife KY10 3AS

**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Housing

**Agent:** Robert Barker Bankhead Central 1st Floor - Central 2 Bankhead Park  
Glenrothes Fife KY7 6GH

### **Application Permitted with Conditions**

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

1. All stone repair and cleaning works and removal of any render or cement to the stonework, chimneys and crows feet shall be carried out manually without any blasting or chemicals. A traditional mortar mix shall be used for the required repair works consisting of lime and aggregate (no cement).
2. BEFORE ANY WORK STARTS ON SITE, details of the specification of the wet dash render shall be submitted for approval in writing by this Planning Authority. The render shall be of an aesthetically appropriate lime-based render.

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

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Cellardyke Conservation Area and to avoid any damage to the existing stonework.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Cellardyke Conservation Area.

76 **Application No:** 21/00945/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Single storey extension to rear of dwellinghouse and erection of raised platform

**Location:** 28 Greystone Park Glenrothes Fife KY7 4UL

**Applicant:** Mr Ronald Deacon 28 Greystone Park Glenrothes uk ky7 4ul

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

**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.

77 **Application No:** 21/02816/CLP

**Date Decision Issued:** 10/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Certificate of lawfulness (proposed) for external alterations to dwellinghouse

**Location:** 19 Kinloch Drive Glenrothes Fife KY7 4DD

**Applicant:** Mr Tony Craig 19 Kinloch Drive Glenrothes Fife KY7 4DD

**Agent:** Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend,  
Dunfermline UK KY11 9JF

**Application Permitted - no conditions**

78 **Application No:** 21/01777/FULL

**Date Decision Issued:** 20/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** First floor extension to side and single storey extension to rear of dwellinghouse

**Location:** 29 Lochtyview Gardens Glenrothes Fife KY1 4BP

**Applicant:** Mr Richard Landels 29 Lochtyview Gardens Glenrothes KY1 4BP

**Agent:** Norman Gibb 22A School Road Balmullo St Andrews KY16 0BD

**Application Permitted with Conditions**

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

1. Prior to the first use of the proposed extensions, there shall be 3 off-street parking spaces provided for the dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

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

79 **Application No:** 21/01382/FULL **Date Decision Issued:** 21/09/2021

**Ward:** Glenrothes Central And Thornton

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

**Location:** 27 Lochtyview Gardens Glenrothes Fife KY1 4BP

**Applicant:** Mr and Mrs J Suttie 27 Lochtyview Gardens Thornton KY1 4BP

**Agent:** Kenneth Wotherspoon 1 Holm Court Crossford ML8 5GR

**Application Permitted with Conditions**

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

1. Prior to the first use of the proposed extension, there shall be 3 off-street parking spaces provided for the dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

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

80 **Application No:** 21/02359/ADV **Date Decision Issued:** 21/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of two externally illuminated fascia signs

**Location:** Howden Joinery Ltd Eastfield Industrial Estate 6 - 7 Woodgate Way North  
Glenrothes Fife KY7 4PE

**Applicant:** Mr Mark Churchill Ground Floor Building 8 Croxley Green Business Park  
Watford WD18 8PX

**Agent:** Graham Hoggard Foxgloves 2 The Stray South Cave Brough HU15 2AL

**Application Permitted - no conditions**

81 **Application No:** 21/02546/ADV **Date Decision Issued:** 21/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of internally illuminated totem sign (amendment to 21/01433/ADV to change location)

**Location:** Car Park North Street Glenrothes Fife

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

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

**Application Permitted - no conditions**

82 **Application No:** 21/01829/FULL

**Date Decision Issued:** 23/09/2021

**Ward:** Glenrothes Central And Thornton

**Proposal:** Change of use from offices (Class 2) to form two dwellinghouses (Class 9) and two flatted dwellings (Sui Generis) in units 6,7 and 8, replacement windows and installation of door

SITE: 6-8 Hanover Court, North Street, Glenrothes

**Location:** 6 7 8 Hanover Court North Street Glenrothes Fife KY7 5SB

**Applicant:** Fife Property Investments Ltd 191 Nicol Street Kirkcaldy Scotland KY1 1PF

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

**Application Permitted - no conditions**



83 **Application No:** 21/01019/FULL **Date Decision Issued:** 10/09/2021

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

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

**Location:** Formonthills Steading Benvane Road Glenrothes Fife KY6 3HN

**Applicant:** Mr Greg Hill Formonthills Steading Benvane Road Glenrothes Fife KY6 3HN

**Agent:**

**Application Permitted - no conditions**

84 **Application No:** 21/01096/FULL **Date Decision Issued:** 10/09/2021

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

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

**Location:** 5 Munro Court Glenrothes Fife KY7 5GD

**Applicant:** Mr and Mrs Rodger Thomson 5 Munro Court Glenrothes Fife KY7 5GD

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

**Application Permitted - no conditions**

85 **Application No:** 21/01092/FULL **Date Decision Issued:** 13/09/2021

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

**Proposal:** Erection of extension to existing garage

**Location:** 2 Glenmore Court Glenrothes Fife KY6 3QE

**Applicant:** Mr K Shanks 2 Glenmore Court Glenrothes Fife KY6 3QE

**Agent:** Derek Ross 6 Hill Place Markinch United Kingdom KY7 6EW

**Application Permitted with Conditions**

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

1. The garage/workshop extension shall only be used for purposes, which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.

**Reason(s):**

1. The location of the garage/workshop extension renders it unsuitable for commercial use.

86 **Application No:** 21/00723/LBC

**Date Decision Issued:** 15/09/2021

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

**Proposal:** Listed Building Consent for installation of replacement window to side of church

**Location:** Leslie Baptist Church 48 North Street Leslie Glenrothes Fife KY6 3DJ

**Applicant:** Leslie Baptist Church 48 North Street Leslie KY6 3DJ

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

**Application Permitted with Conditions**

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

1. For the avoidance of doubt, the approved window will be externally coloured to match the adjacent windows of the main church building.

**Reason(s):**

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

87 **Application No:** 21/02727/CLP

**Date Decision Issued:** 21/09/2021

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

**Proposal:** Certificate of lawfulness (proposed) for installation of rooflights and door to rear of property

**Location:** West End Cottage West End Star Glenrothes Fife KY7 6JZ

**Applicant:** Mrs Helen Anderson West End Cottage West End Star Glenrothes Fife KY7 6JZ

**Agent:** Kenneth Wallace Swilken House 35 Largo Road St Andrews Scotland KY16 8NJ

**Application Permitted - no conditions**

88 **Application No:** 21/02900/CLP

**Date Decision Issued:** 21/09/2021

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

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

**Location:** 11 Viewforth Glenrothes Fife KY7 6NY

**Applicant:** Mrs Kathryn Davidson 11 Viewforth Markinch Glenrothes UK KY7 6NY

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

**Application Permitted - no conditions**

89 **Application No:** 21/01567/FULL **Date Decision Issued:** 22/09/2021

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

**Proposal:** Erection of replacement detached double domestic garage/store to rear of dwellinghouse

**Location:** 8 Betson Street Markinch Glenrothes Fife KY7 6AA

**Applicant:** Mr and Mrs Philip and Linda Mackie 8 Betson Street Markinch KY7 6AA

**Agent:**

**Application Permitted - no conditions**

**Ward:** Glenrothes North, Leslie And Markinch  
**Proposal:** Erection of six dwellinghouses with associated access parking and landscaping  
**Location:** Land At Kirkforthar Feus Kirkforthar Glenrothes Fife  
**Applicant:** Mellow Homes Ltd The Stables Burnside of Cassendilly Ceres Fife KY15 5PP  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

**Application Permitted with Conditions**

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

1. PRIOR TO THE OCCUPATION OF ANY DWELLINGHOUSE HEREBY APPROVED, the access road shall be widened to a minimum of 5.5m from the trunk road to the railway embankment and 2 passing places shall be provided on the northern part of the access track to the east of bridge as detailed in drawing No.18A. Thereafter the passing places shall be retained for the lifetime of the development.
2. Prior to the occupation of each of the approved dwellings, there shall be 2 No. off street parking spaces provided for that dwelling, within the curtilage of each dwellinghouse, in accordance with the current Fife Council Parking Standards. Thereafter these parking spaces shall be retained for the lifetime of each dwellinghouse.
3. Prior to occupation of each of the proposed dwellinghouses, visibility splays of 2m x 25m shall be provided to the left and to the right at the junctions of each properties vehicular crossings and the private access track 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.
4. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
5. Signage shall be erected either side of the railway bridge indicating that priority shall be given to traffic exiting from A92 trunk road.
6. The noise mitigation measures as specified within the submitted noise impact assessment report (Plan Reference -10) shall be carried out in full BEFORE THE FIRST DWELLINGHOUSE IS OCCUPIED and retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, these noise mitigation measures include the provision of a 2 metre high timber fence noise control barrier along the western boundary as detailed in plan 02B.
7. PRIOR TO ANY DEVELOPMENT COMMENCING, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees and hedges to be planted shall be submitted for approval in writing by Fife Council as Planning Authority. The landscaping shall be designed to mitigate the visual impact of acoustic fence and rear garden fences when viewed from the A92. The scheme as approved shall be implemented within 3 months of the first planting season following the occupation of the first dwellinghouse unless otherwise agreed in writing with Fife Council as Planning Authority. 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.
8. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -14) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
9. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not



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

**Reason(s):**

1. To ensure that the access is wide enough to allow vehicles to enter and exit the access at the same time without conflict
2. In the interest of road safety; to ensure the provision of adequate off street parking.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular accesses and the private access track.
4. in the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road
5. To ensure that traffic on the access road does not queue back onto the A92 trunk road.
6. In the interests of residential amenity.
7. In the interest of visual amenity and biodiversity enhancement; to ensure the development has no significant visual impact on its countryside setting and that a biodiversity enhancement programme is provided.
8. In the interests of protecting and safeguarding the natural environment.
9. To ensure all contamination within the site is dealt with.

91 **Application No:** 21/01003/FULL **Date Decision Issued:** 01/10/2021

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

**Proposal:** Change of use from ground floor retail unit (Class 1) to beauty salon (Class 2) and alterations to shopfront including replacement windows/doors and re rendering

**Location:** 61 High Street Markinch Fife KY7 6DQ

**Applicant:** Mrs Maureen Thompson 36 Moidart Drive Glenrothes Fife KY7 6ET

**Agent:** Robin Manson 8 Panmure Place Kirkcaldy Fife KY2 6JY

**Application Permitted - no conditions**

92 **Application No:** 21/00951/FULL **Date Decision Issued:** 06/09/2021

**Ward:** Glenrothes West And Kinglassie

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

**Location:** 20 Carnoustie Gardens Glenrothes Fife KY6 2QB

**Applicant:** Mr Alistair Hynd 20 Carnoustie Gardens Glenrothes Fife KY6 2QB

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

**Application Permitted - no conditions**

93 **Application No:** 21/01679/FULL **Date Decision Issued:** 01/10/2021

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of 32 storage units (Class 6)

**Location:** 12A Boston Road Glenrothes Fife

**Applicant:** Mr Scott Rafferty 24 Fernhill Drive Fernhill Drive Windygates United Kingdom KY8 5ED

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

### **Application Refused**

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

1. In the interests of surface water drainage; it is considered that there is insufficient information to determine if the site is capable of accommodating the proposed development without any resulting detrimental impact on drainage and flooding. The proposal is therefore contrary to with Policies 1, 3 and 12 of the Adopted FIFEplan (2017) and Fife Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' (2021)

94 **Application No:** 21/02108/FULL **Date Decision Issued:** 06/09/2021

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

**Proposal:** Erection of summer house (in retrospect) and installation of an Air Source Heat Pump

**Location:** Lochiel Cottage Collessie Brae Collessie Cupar Fife KY15 7RQ

**Applicant:** Ms Jannette Macdonald Lochiel Cottage Collessie Cupar Scotland KY15 7RQ

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

**Application Permitted - no conditions**

95 **Application No:** 21/02235/LBC

**Date Decision Issued:** 06/09/2021

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

**Proposal:** Listed Building Consent to repaint front elevation of dwelling

**Location:** 101 High Street Newburgh Cupar Fife KY14 6DA

**Applicant:** Mrs Phyllis Jolly 8 8 The Den Letham FORFAR United Kingdom DD8 2PY

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, finalised details (BS/RAL) and a sample of the proposed paint colour for the repainting of the walls 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 listed building and conservation area.

96 **Application No:** 21/01788/FULL **Date Decision Issued:** 09/09/2021

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

**Proposal:** Installation of replacement windows

**Location:** 5 Burnside Auchtermuchty Cupar Fife KY14 7AH

**Applicant:** Ms Sharon Kinnear 5 Burnside Auchtermuchty Cupar Fife KY14 7AH

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

**Application Permitted - no conditions**

97 **Application No:** 21/01789/LBC

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

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

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

**Location:** 5 Burnside Auchtermuchty Cupar Fife KY14 7AH

**Applicant:** Ms Sharon Kinnear 5 Burnside Auchtermuchty Cupar Fife KY14 7AH

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



98 **Application No:** 21/02287/LBC

**Date Decision Issued:** 15/09/2021

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

**Proposal:** Listed building consent for installation of rooflights, enlarge existing door opening, installation of windows to existing door opening and formation of new door opening

**Location:** The Mill House Stirton Mill Rathillet Cupar Fife KY15 4QH

**Applicant:** Mr & Mrs Patrick The Mill House Stirton Mill Rathillet Cupar Fife KY15 4QH

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

**Application Permitted - no conditions**

99 **Application No:** 21/02232/FULL **Date Decision Issued:** 16/09/2021

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

**Proposal:** Siting of caravan for use as ancillary accommodation

**Location:** Rameldry Cottage Rameldry Kettlebridge Cupar Fife KY15 7TS

**Applicant:** Mrs Carol Nutter Rameldry Farm Cottage Coaltown of Burnturk Cupar United Kingdom KY15 7TS

**Agent:** Alison Irvine Prosen Coaltown of Burnturk Cupar Scotland KY15 7TR

**Application Permitted with Conditions**

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

1. The caravan shall only be used as domestic accommodation ancillary to the existing dwelling and not as a permanent separate dwellinghouse or flat. Should the ancillary residential use cease the ancillary accommodation shall be removed from the site.
2. FOR THE AVOIDANCE OF DOUBT, the residential caravan hereby approved shall be removed from the site and the site reinstated to its original condition within 3 years from the date of this consent.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent accommodation.
2. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.

100Application No: 21/02268/FULL

Date Decision Issued: 23/09/2021

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

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

**Location:** Bank Cottage Back Wynd Falkland Cupar Fife KY15 7BX

**Applicant:** Ms Catriona Malecki Bank Cottage Back Wynd Falkland Cupar Fife KY15 7BX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

101 **Application No:** 21/02641/APN

**Date Decision Issued:** 23/09/2021

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

**Proposal:** Prior notification for erection of two agricultural sheds

**Location:** The Hayloft Braeside Collessie Cupar Fife KY15 7UX

**Applicant:** Mr Ross Barker shed 2 2 the hayloft braeside by collessie cupar fife ky157ux

**Agent:**

**Application Permitted - no conditions**

102Application No: 20/02967/FULL

Date Decision Issued: 27/09/2021

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

**Proposal:** External alterations to flatted dwelling including installation of windows and doors

**Location:** 2 King Street Freuchie Cupar Fife KY15 7HA

**Applicant:** Mr T Mclvor 2 King Street Freuchie Cupar Fife KY15 7HA

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

**Application Permitted - no conditions**

103 **Application No:** 21/01858/LBC

**Date Decision Issued:** 29/09/2021

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

**Proposal:** Listed Building Consent for the removal, conservation treatment and reinstatement of 3 statues

**Location:** Falkland Palace East Port Falkland Cupar Fife KY15 7BY

**Applicant:** Dr William Napier Rowan Court 1 1 Rowan Court, Cavalry Park Peebles United Kingdom EH45 9BU

**Agent:** Robert Adams Adams Napier Partnership Ltd 2 Copperbeech Court 1 Rowan Court Peebles Scotland EH45 9BU

**Application Permitted - no conditions**

104 **Application No:** 21/02338/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 52 Church Street Inverkeithing Fife KY11 1LG

**Applicant:** Mrs Jane Maley 52 Church Street Inverkeithing Fife KY11 1LG

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

**Application Permitted - no conditions**

105 **Application No:** 21/01271/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alteration and extension to rear of dwellinghouse

**Location:** 8 Home Park Aberdour Burntisland Fife KY3 0XA

**Applicant:** Mr Carl Allen 8 Home Park Aberdour Scotland KY3 0XA

**Agent:** Terence Hughes 12 Corsie Drive Perth Scotland PH2 7BU

**Application Permitted - no conditions**



**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of retail unit (Class 1) and cafe (Class 3) associated with existing horticultural centre including formation of parking, siting of 2no. storage containers and polytunnels and associated landscaping (amendment to 10/03311/FULL)

**Location:** South Pargillis Clockluine Road Hillend Dunfermline Fife KY11 7HS

**Applicant:** Growforth Ltd South Pargillis Clockluine Road Hillend Dunfermline Fife KY11 7HS

**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 recommendations contained within section 7 of the Flood Risk Assessment - 2021 update (FRA) (Plan Reference 20) shall be carried out in full BEFORE THE DEVELOPMENT IS BROUGHT INTO USE. The following details in accordance with section 7 of the FRA shall be submitted to and approved in writing BEFORE ANY WORKS COMMENCE ON SITE:
  - Scaled drawings detailing existing and proposed ground levels within the application site. These details shall show that existing ground levels along the northern part of the site will be retained as required by section 7 of the FRA.
  - Scaled drawings showing that finished floor levels of the staff room and cafe/retail building have been raised to 600 mm above existing ground levels. These scaled drawings shall include sections through the buildings.

The development, hereby approved, shall then be carried out in accordance with any subsequent approved details.
2. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details should also include details of all proposed boundary treatments. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
3. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; there shall be provided within the curtilage of the site, a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
4. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; visibility splays 4.5m x 140m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
5. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; there shall be provided within the curtilage of the site 54 parking spaces (including 2 EV charging point spaces) for vehicles in accordance with current Fife Council Transportation Development Guidelines and as shown on the approved proposed overall site plan (Plan Reference 04). The parking spaces shall be retained for the lifetime of the development.
6. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; there shall be provided within the curtilage of the site, 10 safe, covered and secure cycle parking spaces sited close to the approved café/shop and in accordance with the current Fife Council Transportation Development Guidelines. Details of the proposed cycle shelter/s shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. The approved cycle parking shelter/s shall, thereafter, be provided and retained for the lifetime of the development.
7. Full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS ON SITE.

Any subsequent approved wheel cleaning facilities shall, thereafter, be provided and maintained in an operational manner throughout the construction works, so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.

8. BEFORE ANY WORKS COMMENCE ON SITE; full details of any proposed energy efficiency measures including manufacturer's details and a scaled site layout plan showing the location of these measures, 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 the approved plans.

**Reason(s):**

1. In the interests of safeguarding the potential users of the approved development from flood risk.
2. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
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 cycle parking facilities.
7. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
8. In the interests of sustainability; to ensure the development contributes to the current CO2 emissions reduction targets.

107 **Application No:** 21/01061/FULL

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

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 5 Dalgety Gardens Dalgety Bay Fife KY11 9LF

**Applicant:** Mrs M Butkiewicz Siwinska 5 Dalgety Gardens Dalgety Bay Fife KY11 9LF

**Agent:** COLIN AITCHISON 77 JAMIESON GARDENS TILLCOUNTRY United Kingdom FK13 6EP

**Application Permitted - no conditions**

108 **Application No:** 21/01967/FULL

**Date Decision Issued:** 10/09/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alterations to existing conservatory

**Location:** 73 - 75 High Street Aberdour Burntisland Fife KY3 0SJ

**Applicant:** Mr B. Stackhouse 75 High Street Aberdour Fife KY3 0SJ

**Agent:** Neil Gourlay 2-3 Borthwick View Pentland Industrial Estate Loanhead  
Midlothian EH20 9QH

**Application Permitted - no conditions**

109 **Application No:** 21/01232/FULL

**Date Decision Issued:** 14/09/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** First floor extension and porch extension to front of dwellinghouse

**Location:** 20 Oxcars Drive Dalgety Bay Dunfermline Fife KY11 9UG

**Applicant:** Mr Andrew Morgan 20 Oxcars Drive Dalgety Bay UK KY11 9UG

**Agent:** Ed Dalton 2 Montague Mews Leet Haugh Coldstream United Kingdom TD12 4FE

**Application Permitted - no conditions**

110 **Application No:** 21/02238/FULL

**Date Decision Issued:** 20/09/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to front and two storey extension to dwellinghouse

**Location:** Springbank 22 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

**Applicant:** Mrs June Pearson Springbank 22 Inverkeithing Road Aberdour Burntisland  
Fife KY3 0RS

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

**Application Permitted - no conditions**

111 **Application No:** 21/02394/CLP

**Date Decision Issued:** 27/09/2021

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for formation of hardstanding

**Location:** 6 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

**Applicant:** Mr Alistair Moodie 6 Donibristle Gardens Dalgety Bay Dunfermline Fife KY11 9NQ

**Agent:**

**Application Permitted - no conditions**

112Application No: 21/02335/FULL

Date Decision Issued: 28/09/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 16 Carcraig Place Dalgety Bay Dunfermline Fife KY11 9ST

**Applicant:** Mr Alex Prattis 16 Carcraig Place Dalgety Bay Dunfermline Fife KY11 9ST

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

**Application Permitted - no conditions**



113 **Application No:** 21/02444/FULL

**Date Decision Issued:** 28/09/2021

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 19 Dovecot Park Aberdour Burntisland Fife KY3 0TE

**Applicant:** Mrs M MacRae 19 Dovecot Park Aberdour Fife KY3 0TE

**Agent:**

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Alterations and extension to existing storage building  
**Location:** Flemings Of Rosyth Furniture Depository Belleknowes Farm Belleknowes Kirkgate Inverkeithing Fife KY11 1HF  
**Applicant:** Flemings Of Rosyth Ltd Flemings of Rosyth Kirkgate Belleknowes Inverkeithing Scotland KY11 1HF  
**Agent:** Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

### **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 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 Planning Authority.

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

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

115Application No: 21/00130/FULL

Date Decision Issued: 06/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Installation of dormer extension to rear of dwellinghouse and installation of windows and door.

**Location:** 82 Ava Street Kirkcaldy Fife KY1 1PN

**Applicant:** Ms Gillian Brown 82 Ava Street Kirkcaldy United Kingdom KY1 1PN

**Agent:** Beatriz Torres 115 Katrine Crescent Kirkcaldy Scotland KY2 6RR

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central

**Proposal:** Listed Building Consent for internal and external alterations to form theatre (Class 11), community hub (Class 10), cafe/bar (Class 3) and office space (Class 4) including, formation of ramp, stairs and hardstanding, repairing of windows and doors and installation of inverted dormers and ventilation (removal of existing ventilation system)

**Location:** Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

**Applicant:** Fife Council Kirkcaldy Area Office First Floor Town House 2 Wemyssfield Kirkcaldy fife KY1 1XW

**Agent:** David McDougall Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes Scotland KY7 6GH

### **Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, details of the material/finishing of the railings and walling to be used for the access ramp shall be submitted to and approved, in writing, by the planning authority.
2. BEFORE ANY WORKS START ON SITE, details of the proposed pole-mounted CCTV cameras shall be submitted to and approved, in writing, by the planning authority.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, finalised details of the replacement paving, including samples, shall be submitted for written approval by Fife Council as Planning Authority.

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

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

117 **Application No:** 21/01731/ADV

**Date Decision Issued:** 06/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Display of 1no internally illuminated totem sign, 1no internally illuminated fascia sign and 1 window graphic to existing sign

**Location:** Evans Halshaw Ford Kirkcaldy Forth Avenue Kirkcaldy Fife KY2 5PL

**Applicant:** Mr Gordon Close Kirkcaldy Ford Centre Forth Avenue Kirkcaldy Scotland KY2 5PL

**Agent:** Katie Churchill Merson 1 Bentalls Basildon UK SS14 3BS

**Application Permitted - no conditions**

118 **Application No:** 21/00372/LBC

**Date Decision Issued:** 07/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Listed building consent for installation of handrails

**Location:** Kirkcaldy Police Station St Brycedale Avenue Kirkcaldy Fife KY1 1EU

**Applicant:** SCTS Saughton House Broomhouse Drive Edinburgh Scotland EH11 3XD

**Agent:** Michael Laurie 70 Priestfield Road Edinburgh Midlothian EH16 5JB

**Application Permitted - no conditions**

119 **Application No:** 21/00373/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Installation of handrails

**Location:** Kirkcaldy Police Station St Brycedale Avenue Kirkcaldy Fife KY1 1EU

**Applicant:** SCTS Saughton House Broomhouse Drive Edinburgh Scotland EH11 3XD

**Agent:** Michael Laurie 70 Priestfield Road Edinburgh Midlothian EH16 5JB

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central

**Proposal:** Change of use from theatre (Class 11) to theatre (Class 11), community hub (Class 10), cafe/bar (Class 3) and office space (Class 4) and external alterations including, formation of ramp, stairs and hardstanding, repairing of windows and doors and installation of inverted dormers and ventilation (removal of existing ventilation system)

**Location:** Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

**Applicant:** Fife Council kirkcaldy area office first floor 2 Wemyssfield 2 Wemyssfield Kirkcaldy fife KY1 1XW

**Agent:** David McDougall Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes Scotland KY7 6GH

### **Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, details of the material/finishing of the railings and walling to be used for the access ramp shall be submitted to and approved, in writing, by the planning authority.
2. BEFORE ANY WORKS START ON SITE, details of the proposed pole-mounted CCTV cameras shall be submitted to and approved, in writing, by the planning authority.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, finalised details of the replacement paving, including samples, shall be submitted for written approval by Fife Council as Planning Authority.

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

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



121 **Application No:** 21/00451/FULL

**Date Decision Issued:** 13/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Change of use from retail unit (Class 1) to restaurant (Class 3) and external alterations including re-painting of shopfront, installation of flue

**Location:** 69 High Street Kirkcaldy Fife KY1 1LN

**Applicant:** Mr Iain Brown 1 West Fergus Place Kirkcaldy Fife KY1 1UR

**Agent:**

**Application Refused**

**Reason(s):**

1. In the interests of protecting residential amenity; the proposed extraction system for the proposed restaurant by virtue of its location in close proximity to third party sensitive receptors (i.e. residential properties) could give rise to potential adverse and unacceptable residential amenity impacts in terms of potential odour/smoke/noise pollution. Insufficient information has been submitted to demonstrate the system proposed would not be detrimental to the amenity enjoyment of local residents. The proposed development is therefore considered contrary to Policy 1 (b) criterion 6 and Policy 10 criterion 3 of the Adopted FIFEplan - Fife Local Development Plan (2017), as well as the guidance contained within Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink and the Scottish Government PAN 1/2011 - Planning and Noise (2011).

122Application No: 21/02148/FULL

Date Decision Issued: 13/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Change of use of part of the unit from retail (Class 1) to employment centre (Class 2) (subdivision of unit to rear)

**Location:** 134 - 146 High Street Kirkcaldy Fife KY1 1NQ

**Applicant:** Instant Ltd/SoS For Housing Pavilion Court Green Lane Leeds United Kingdom LS25 2AF

**Agent:** Leeds Admin Pavillion Court Green Lane Garforth Leeds Yorkshire LS25 2AF

**Application Permitted - no conditions**

123 **Application No:** 21/00427/LBC

**Date Decision Issued:** 14/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Listed Building Consent for internal and external alterations to form Cafe (Class 3) including re-painting of shopfront and installation of flue and replacement signage

**Location:** 69 High Street Kirkcaldy Fife KY1 1LN

**Applicant:** Mr Iain Brown 1 West Fergus Place Kirkcaldy Fife KY1 1UR

**Agent:**

**Application Refused**

**Reason(s):**

1. In the interests of the potential impact on this statutory Category B Listed Building located within the Kirkcaldy Conservation Area; it is considered that there is insufficient information, by way of the lack of detailed drawings and associated design statement, to determine whether the internal and external works would have a significant detrimental impact or otherwise on the Category B Listed Building and Conservation Area. The proposal is therefore considered contrary to Scottish Planning Policy (2014), Historic Environment Scotland - Policy Statement (2016) and Historic Environment Policy for Scotland (2019) as well as Policies 1 and 14 the Adopted FIFEplan - Fife Local Development Plan (2017).

124 **Application No:** 21/01134/FULL

**Date Decision Issued:** 14/09/2021

**Ward:** Kirkcaldy Central

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

**Location:** 19 Cleish Gardens Kirkcaldy Fife KY2 6AA

**Applicant:** Mr Ireneusz Rembiasz 19 Cleish Gardens Kirkcaldy Fife KY2 6AA

**Agent:** Katarzyna Kochanowicz 58 Rannoch Road Edinburgh United Kingdom EH4  
7EN

**Application Permitted - no conditions**

125Application No: 21/02248/CLP

Date Decision Issued: 15/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** Certificate of lawfulness (proposed) for internal and external alterations to form attic conversion to flatted dwelling

**Location:** 5 Adam Smith Court Kirkcaldy Fife KY1 1SW

**Applicant:** Mr James Simpson 5 Adam Smith Court Kirkcaldy Scotland KY1 1SW

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

**Application Permitted - no conditions**

126 **Application No:** 21/02039/FULL

**Date Decision Issued:** 28/09/2021

**Ward:** Kirkcaldy Central

**Proposal:** External alterations to dwellinghouse including installation of bi-fold door to rear and screen to side

**Location:** 5 Swan Road Kirkcaldy Fife KY1 1UZ

**Applicant:** Mr Sandy Laird 5 Swan Road Kirkcaldy Fife KY1 1UZ

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

**Application Permitted - no conditions**

127 **Application No:** 21/02548/FULL

**Date Decision Issued:** 28/09/2021

**Ward:** Kirkcaldy Central

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

**Location:** 55 Woodlands Road Kirkcaldy Fife KY2 5YQ

**Applicant:** Mr & Mrs Stroud 55 Woodlands Road Kirkcaldy Fife KY2 5YQ

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

**Application Permitted - no conditions**

128 **Application No:** 21/01234/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** Kirkcaldy East

**Proposal:** Single storey side and rear extensions to dwellinghouse

**Location:** 93 Normand Road Dysart Kirkcaldy Fife KY1 2XR

**Applicant:** Mr Ron Kasner 93 Normand Rd Dysart Kirkcaldy Scotland KY1 2XR

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

**Application Permitted - no conditions**



129 **Application No:** 21/00734/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** Kirkcaldy East

**Proposal:** Extension to store to provide Click and Collect storage, relocation of Click and Collect canopy and alterations to car park

**Location:** Asda Supermarket Mitchelston Industrial Estate Carberry Place Kirkcaldy Fife KY1 3NG

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

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

**Application Permitted - no conditions**

130 **Application No:** 21/02284/LBC

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

**Ward:** Kirkcaldy East

**Proposal:** Listed building consent for installation of telecommunications apparatus

**Location:** Fife Ice Arena Rosslyn Street Kirkcaldy Fife KY1 3HS

**Applicant:** Cornerstone Hive 2 1530 Arlington Business Park Theale UK RG7 4SA

**Agent:** Grace O'Donnell Helena House Troy Mills Troy Road Leeds England LS18 5GN

**Application Permitted - no conditions**

131 **Application No:** 21/02285/FULL

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

**Ward:** Kirkcaldy East

**Proposal:** Installation of telecommunications apparatus

**Location:** Fife Ice Arena Rosslyn Street Kirkcaldy Fife KY1 3HS

**Applicant:** Cornerstone Hive 2 1530 Arlington Business Park Theale UK RG7 4SA

**Agent:** Grace O'Donnell Helena House Troy Mills Troy Road Leeds England LS18 5GN

**Application Permitted - no conditions**

132Application No: 21/01228/FULL

Date Decision Issued: 06/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 22 Culzean Crescent Kirkcaldy Fife KY2 6UZ

**Applicant:** Mr Stuart Haig 22 Culzean Crescent Kirkcaldy Fife KY2 6UZ

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

**Application Permitted - no conditions**

133 **Application No:** 21/01263/FULL

**Date Decision Issued:** 10/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 29 Muirfield Street Kirkcaldy Fife KY2 6SY

**Applicant:** Mr Mrs Neillands 29 Muirfield Street Kirkcaldy Scotland KY2 6SY

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

**Application Permitted - no conditions**

134 **Application No:** 21/01024/FULL

**Date Decision Issued:** 13/09/2021

**Ward:** Kirkcaldy North

**Proposal:** Single storey extensions to front and rear of dwellinghouse and erection of domestic garage

**Location:** 14 Muirfield Street Kirkcaldy Fife KY2 6SY

**Applicant:** Mr E Saunderson 14 Muirfield Street Kirkcaldy Fife KY2 6SY

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

**Application Permitted - no conditions**

135 **Application No:** 21/02371/FULL

**Date Decision Issued:** 15/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 15 Muirfield Street Kirkcaldy Fife KY2 6SY

**Applicant:** Mr Ryan McMaster 15 Muirfield Street Kirkcaldy Fife KY2 6SY

**Agent:**

**Application Permitted - no conditions**

136 **Application No:** 21/01048/FULL

**Date Decision Issued:** 27/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 37 Turnberry Drive Kirkcaldy Fife KY2 6SU

**Applicant:** Ms Hayley Doherty 37 Turnberry Drive Kirkcaldy Fife KY2 6SU

**Agent:** Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7  
6HS

**Application Permitted - no conditions**



137 **Application No:** 21/02500/FULL

**Date Decision Issued:** 28/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 19 Kilspindie Crescent Kirkcaldy Fife KY2 6TB

**Applicant:** Mr William Lambert 19 Kilspindie Crescent Kirkcaldy UK KY2 6TB

**Agent:**

**Application Permitted - no conditions**

138 **Application No:** 21/03004/CLP

**Date Decision Issued:** 29/09/2021

**Ward:** Kirkcaldy North

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

**Location:** 26 Fleming Drive Kirkcaldy Fife KY2 6SL

**Applicant:** Mr Ryan Love 26 Fleming Drive Kirkcaldy Fife KY2 6SL

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

**Application Permitted - no conditions**

139 **Application No:** 21/02072/ADV

**Date Decision Issued:** 06/09/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Display of internally illuminated totem sign

**Location:** Starbucks 1A Riverside Retail Park Riverside Road Leven Fife

**Applicant:** Burton & Speke Ltd Tynemount House Ormiston Tranent, East Lothian, United Kingdom EH35 5NN

**Agent:** David Wilson The Exchange 130 Cubie Street Glasgow United Kingdom G40 2AF

**Application Permitted - no conditions**

140 **Application No:** 21/01866/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of outbuilding (Retrospective)

**Location:** 48 Scoonie Drive Leven Fife KY8 4SN

**Applicant:** Mr Barry Gibson 48 Scoonie Drive Glenrothes Fife KY8 4SN

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

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of dwellinghouse

**Location:** 2 Woodlands Road Lundin Links Fife KY8 6HG

**Applicant:** Ms Gill Donaldson 2 Woodlands Road Lundin Links Scotland KY8 6HG

**Agent:** Michael Smyth 21 21 Portland Road Kilmarnock Scotland KA1 2BT

### **Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

2. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

3. No development shall commence until;
  - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

4. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
5. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

6. Where a soil/mine gas risk is identified at the site Development shall not commence until a gas mitigation specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted for approval.
7. Mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (including; installation of gas membrane, testing and collation of verification information) of approved pursuant to condition 6.
8. Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted for approval.

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

9. Prior to the occupation of the proposed dwellinghouse, off street parking spaces, to accommodate both the existing and proposed dwellinghouses, shall be provided as shown on Drawing No. 3C 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.
10. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the proposed vehicular crossings 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. For the avoidance of any doubt, the existing boundary wall shall require to be lowered in height to meet the required visibility splay.
11. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
2. To protect the residential amenity of the residents of the dwellinghouse
3. To protect the residential amenity of the surrounding dwellinghouses
4. To ensure the safety and stability of the completed development.
5. To ensure the safety and stability of the completed development.
6. To ensure all contamination within the site is dealt with.
7. To ensure the proposed gas mitigation design and verification methodology is suitable.
8. To ensure gas mitigation works are carried out to the agreed protocol.
9. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard.
10. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

142Application No: 21/02280/FULL

Date Decision Issued: 13/09/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of garage

**Location:** 11 Coldstream Park Leven Fife KY8 5TB

**Applicant:** Mr Colin Kinninmount 11 Coldstream Park Leven Fife KY8 5TB

**Agent:**

**Application Permitted - no conditions**

143 **Application No:** 21/02179/FULL

**Date Decision Issued:** 20/09/2021

**Ward:** Leven, Kennoway And Largo

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

**Location:** 1 Balmaise Leven Fife KY8 5AR

**Applicant:** Mr Tony Sinden 1 Balmaise Leven Fife KY8 5AR

**Agent:** Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, contact should be made with Scottish Water's Development Planning Team as early as possible to ensure the proposal protects Scottish Water's assets. The contact details are DevelopmentPlanningandLiaison@scottishwater.co.uk.

**Reason(s):**

1. To ensure that the development is carried out in accordance with Scottish Water's existing infrastructure and to safeguard important infrastructure water assets locally.



144 **Application No:** 21/01908/FULL

**Date Decision Issued:** 23/09/2021

**Ward:** Leven, Kennoway And Largo

**Proposal:** Change of use of part of soft play area (Class 11) to cafe (Class 3) and external alterations including installation of entrance doors

**Location:** Pleasureland Promenade Leven Fife KY8 4JA

**Applicant:** Mr Michael Morris Action Zone Promenade Leven UK ky8 4hy

**Agent:** Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

**Application Permitted - no conditions**

145 **Application No:** 21/01966/FULL

**Date Decision Issued:** 29/09/2021

**Ward:** Leven, Kennoway And Largo

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

**Location:** Seven Winds Cupar Road Bonnybank Leven Fife KY8 5SY

**Applicant:** Mr & Mrs G. MacKay Seven Winds Cupar Road Bonnybank LEVEN U.K. KY8 5SY

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

**Application Permitted - no conditions**

146 **Application No:** 21/01140/FULL      **Date Decision Issued:** 06/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 76 Park Street Crosshill Fife KY5 8BH

**Applicant:** Mr Fraser Mcguire 76 Park Street Crosshill Fife KY5 8BH

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

**Application Permitted - no conditions**

147 **Application No:** 21/01201/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of one and half storey domestic garage with storage space above

**Location:** Glenraig House Main Road Glenraig Fife KY5 8AL

**Applicant:** Mr William McAndrew Glenraig house Main road Glenraig UK KY5 8AL

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

**Application Permitted - no conditions**

148 **Application No:** 21/01157/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Alterations to existing double garage and existing side extension

**Location:** 10 Manse Road Glenraig Fife KY5 8AQ

**Applicant:** Mr Colin McGuinness 10 Manse Road Glenraig Fife KY5 8AQ

**Agent:**

**Application Permitted - no conditions**

149 **Application No:** 21/01072/FULL

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

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of garden shed and boundary fence (retrospective)

**Location:** 33E Station Road Bowhill Cardenden Fife KY5 0BP

**Applicant:** Mr Dave Clark 33E Station Road Bowhill Cardenden Fife KY5 0BP

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

**Application Permitted - no conditions**

150 **Application No:** 21/01155/FULL

**Date Decision Issued:** 13/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of domestic garage

**Location:** 37 Station Road Lochgelly Fife KY5 9QX

**Applicant:** Mr Peter Budd 37 Station Road Lochgelly Fife KY5 9QX

**Agent:** Emma McGuinness 21 Wedderburn Place Dunfermline Fife KY11 4PJ

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of detached one and a half storey dwellinghouse  
**Location:** Lochgelly Baptist Church Station Road Lochgelly Fife KY5 9QU  
**Applicant:** Mr MICHAEL BORROWDALE 11 WOODEND ROAD CARDENDEN SCOTLAND KY5 0NE  
**Agent:** DAVID T SMITH ARCHITECTURAL SERVICES 4 ABDEN PLACE KINGHORN SCOTLAND KY3 9TZ

### **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.
2. Prior to the occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the relocation of the bus stop (including the pole and plate and bus box marking) 4 metres southwards on Station Road.
3. Prior to the occupation of the dwelling, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) with appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs) and shall include the provision of adequate measures to intercept surface water run-off, prior to it reaching the public road boundary.
4. Prior to the occupation of the dwelling, visibility splays 2m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
5. Prior to the occupation of the dwelling, 3 off-street parking spaces shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
6. No development shall commence until;
  - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
7. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.



**Reason(s):**

1. REASON: To ensure all contamination within the site is dealt with.
2. Reason: In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. Reason: In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
5. Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. Reason: to address the risks posed by past coal mining activity.
7. Reason: to address the risks posed by past coal mining activity.

152Application No: 21/01998/FULL

Date Decision Issued: 15/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Formation of vehicular exit and installation of replacement security gates

**Location:** Orwell Bakery Loanhead Avenue Lochore Lochgelly Fife KY5 8DD

**Applicant:** S M Bayne And Co Ltd Orwell Bakery Loanhead Avenue Lochore Scotland KY5 8DD

**Agent:** Tom Muirhead 38 Walker Terrace Tillicoultry Scotland FK13 6EF

### **Application Permitted with Conditions**

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

1. Prior to the vehicle exit becoming operational, the construction 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 vehicle exit becoming operational, visibility splays 2.5 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and Loanhead Avenue, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

### **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 visibility at the junctions of the vehicular access with the public road.

153 **Application No:** 21/00863/FULL

**Date Decision Issued:** 17/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 42 Station Road Lochgelly Fife KY5 9QU

**Applicant:** Mr Adam Dudzik 42 Station Road Lochgelly KY5 9QU

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

**Application Permitted - no conditions**

154 **Application No:** 21/00964/FULL      **Date Decision Issued:** 17/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Pitched roof extension to side of dwellinghouse

**Location:** 10 Garry Street Lochgelly Fife KY5 9PS

**Applicant:** Mr & Mrs Craig Kinnear 10 Garry Street Lochgelly KY5 9PS

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

**Application Permitted - no conditions**

155 **Application No:** 21/01266/FULL      **Date Decision Issued:** 17/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 13 Muir Road Lochgelly Fife KY5 9HH

**Applicant:** Mr John Adamson 13 Muir Road Lochgelly Fife KY5 9HH

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

**Application Permitted - no conditions**

156 **Application No:** 21/01825/ADV

**Date Decision Issued:** 22/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Display of non-illuminated ATM surround to shop front

**Location:** 72A Cardenden Road Cardenden Lochgelly Fife KY5 0PD

**Applicant:** Cardtronics UK Ltd, Trading As CASHZONE Cardtronics UK Ltd. PO BOX  
476 Hatfield AL10 1DT

**Agent:** Natalie Gaunt Cardtronic Service Solutions 0 Hope Street Rotherham South  
Yorkshire S60 1LH

**Application Permitted - no conditions**

157 **Application No:** 21/01826/FULL

**Date Decision Issued:** 22/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Installation of ATM to shop front

**Location:** 72A Cardenden Road Cardenden Lochgelly Fife KY5 0PD

**Applicant:** Cardtronics UK Ltd. PO BOX 476 Hatfield AL10 1DT

**Agent:** Natalie Gaunt Hope Street Rotherham South Yorkshire S60 1LH

**Application Permitted - no conditions**

158 **Application No:** 21/02766/CLP

**Date Decision Issued:** 27/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Certificate of lawfulness (proposed) for alterations to convert integral garage into habitable accommodation

**Location:** 19 Jamphlars Place Bowhill Cardenden Lochgelly Fife KY5 0NT

**Applicant:** Mr Mark Spowart 19 Jamphlars Place Bowhill KY5 0NT

**Agent:**

**Application Permitted - no conditions**



159 **Application No:** 21/01718/FULL

**Date Decision Issued:** 30/09/2021

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** External alterations to ground floor to include installation of a new door and window

**Location:** 112 - 114 Main Street Lochgelly Fife KY5 9AA

**Applicant:** Mr Humayun Saleem 112-114 Main Street Lochgelly Fife KY5 9AA

**Agent:** SarahJane Kelso Tearloch House Blairadam Kinross Perth & Kinross KY4 0HX

**Application Permitted - no conditions**

160 **Application No:** 21/00835/FULL

**Date Decision Issued:** 15/09/2021

**Ward:** Rosyth

**Proposal:** Conversion of integral garage to form habitable accommodation, blocking up of garage door, installation of window and formation of extended hardstanding area to front of dwellinghouse

**Location:** 4 Caledonia Court Rosyth Fife KY11 2ZJ

**Applicant:** Mr Ross Iwaniec 4 Caledonia Court Rosyth KY11 2ZJ

**Agent:** Gavin Williamson 129 High Street Linlithgow EH49 7EJ

**Application Permitted - no conditions**

161 **Application No:** 21/01507/FULL

**Date Decision Issued:** 16/09/2021

**Ward:** Rosyth

**Proposal:** Alterations to snooker club including erection of canopy, timber cladding to exterior and installation of ventilation duct

**Location:** 157B Queensferry Road Rosyth Dunfermline Fife KY11 2PP

**Applicant:** Mr Colin Razzaque 147 Snooker Club 157b Queensferry Road Rosyth Scotland KY11 2PP

**Agent:** Glen Wade 3 Tolbooth Wynd Leith Edinburgh United Kingdom EH6 6DN

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that it complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.  
For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs

**Reason(s):**

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

162Application No: 21/02352/FULL

Date Decision Issued: 01/10/2021

**Ward:** Rosyth

**Proposal:** Two-storey extension and erection of replacement single domestic garage to rear, and replacement single storey extension to side of dwellinghouse

**Location:** 181 Admiralty Road Rosyth Dunfermline Fife KY11 2BW

**Applicant:** A Marshall 181 Admiralty Road Rosyth KY11 2BW

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows, installation of 2 no. rooflights, replace conservatory roof and repainting exterior of building

**Location:** 34 North Street St Andrews Fife KY16 9AQ

**Applicant:** Mr J Witts 34 North Street St Andrews Fife UK KY16 9AQ

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

**Application Permitted with Conditions**

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

1. The rainwater goods shall be painted to match existing.
2. FOR THE AVOIDANCE OF DOUBT, the front door and surrounds shall be painted to match the existing window surrounds.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the character and appearance of the existing rainwater goods is maintained.
2. In the interests of visual amenity; to ensure that the character and appearance of the door is maintained.

**Ward:** St. Andrews

**Proposal:** Installation of 2 no. dormers, 3 no. replacement rooflights, 1 no. replacement window, 1 no. new external door and demolition of outbuilding

**Location:** 10 Queens Gardens St Andrews Fife KY16 9TA

**Applicant:** Mr Ken Dalton 10 Queens Gardens St. Andrews Scotland KY16 9TA

**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. Should rainwater goods be attached to the new dormers the rainwater goods shall be in metal and painted to match existing.
2. The existing and proposed windows shall be painted in an off-white colour with a satin finish, not pure gloss, unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the proposed external material finishes do not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed external paint finish does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of 2 no. dormers, 3 no. replacement rooflights, 1 no. replacement window, 1 no. new external door, internal alterations and demolition of outbuilding

**Location:** 10 Queens Gardens St Andrews Fife KY16 9TA

**Applicant:** Mr Ken Dalton 10 Queens Gardens St. Andrews Scotland KY16 9TA

**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. All existing plaster cornices and picture rails shall be retained where existing internal walls are not being altered and shall be re-instated with matching detailing and continued around the new room configurations as shown on approved drawings 11, 12, 13 A, 18 and 20.
2. All existing timber skirtings and surrounds to doors shall be retained and where new partitions and doors are proposed shall be re-instated and continued around new partitions and doorways with matching details as shown on approved drawings 08 A, 09 A, and 10 A.
3. All new internal doors shall be traditionally constructed in timber to match the existing doors as shown on approved drawings 09 A and 010 A.
4. Should rainwater goods be attached to the new dormers they shall be in metal and painted to match existing.
5. The existing and proposed windows shall be painted in an off-white colour with a satin finish, not pure gloss, unless otherwise agreed in writing with this Planning Authority.
6. FOR THE AVOIDANCE OF DOUBT, the roof membrane shall be of a breathable type.

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

1. To protect the internal character and appearance of this Category C Listed Building.
2. To protect the internal character and appearance of this Category C Listed Building.
3. To protect the internal character and appearance of this Category C Listed Building.
4. In the interests of visual amenity; to ensure that the proposed external material finishes do not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
5. In the interests of visual amenity; to ensure that the proposed external paint finish does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
6. To protect and maintain the breathability of the Category C Listed Building's roof.

166 **Application No:** 21/01928/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of garden room

**Location:** 18 Hepburn Gardens St Andrews Fife KY16 9DE

**Applicant:** Mr Richard Randall 18 Hepburn Gardens St. Andrews Scotland KY16 9DE

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

**Application Permitted - no conditions**



**Ward:** St. Andrews

**Proposal:** Listed building consent for replacement windows, installation of rooflights, replacement roof to conservatory, internal alterations and repaint north-east elevation of dwellinghouse

**Location:** 34 North Street St Andrews Fife KY16 9AQ

**Applicant:** Mr J Witts 34 North Street St Andrews Fife UK KY16 9AQ

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

**Application Permitted with Conditions**

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

1. The rainwater goods shall be painted to match existing.
2. FOR THE AVOIDANCE OF DOUBT, the front door and surrounds shall be painted to match the existing window surrounds.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the character and appearance of the existing rainwater goods is maintained.
2. In the interests of visual amenity; to ensure that the character and appearance of the door is maintained.

168 **Application No:** 21/01914/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** St. Andrews

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

**Location:** 20 Lawhead Road West St Andrews Fife KY16 9NE

**Applicant:** Mr R&A Drivers 20 Lawhead Road West St Andrews Fife KY16 9NE

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

**Application Permitted - no conditions**

169 **Application No:** 21/01938/FULL

**Date Decision Issued:** 07/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of domestic garage and single storey extensions to front and side of dwellinghouse

**Location:** 19 Lawhead Road West St Andrews Fife KY16 9NE

**Applicant:** Dr and Mrs C Godley 19 Lawhead Road West St Andrews Fife KY16 9NE

**Agent:** Kenneth Wotherspoon 1 Holm Court Crossford Carluke UK ML8 5GR

**Application Permitted - no conditions**

170 **Application No:** 21/02465/CLE

**Date Decision Issued:** 07/09/2021

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (exisitng) for HMO (3 persons)

**Location:** 4A Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Rev Robert Anderson 4A Hope Street St Andrews Fife KY16 9HJ

**Agent:**

**Application Permitted - no conditions**

171 **Application No:** 21/01693/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** St. Andrews

**Proposal:** Single storey extension and erection of gates to front of dwellinghouse

**Location:** Menapia Strathkinness Low Road St Andrews Fife KY16 9NG

**Applicant:** Mr Mrs Willins Menapia Strathkinnes Low Road St Andrews Scotland KY16 9NG

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

**Application Permitted with Conditions**

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

1. Prior to the first use of the proposed extension and operation of the proposed gates, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
2. The proposed gates must open inwards towards the site and be electronically operated by remote control upon installation and thereafter be permanently maintained for the lifetime of the gates, otherwise the gates shall be left open at all times.

**Reason(s):**

1. 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.
2. In the interest of road safety; to ensure that vehicles do not sit on the public road awaiting for the gates to be opened or closed and that gates do not inhibit vehicular or pedestrian movement.

**Ward:** St. Andrews  
**Proposal:** Erection of garage, installation of two dormer extensions, formation of hardstanding to allow for subdivision of house from 3 dwellings to 2 dwellings.  
**Location:** 3 Mid Brae Cottages Mount Melville Craigtoun St Andrews Fife KY16 8NT  
**Applicant:** Mr Allan Harte 4 Prospect Row St Andrews Scotland KY168NT  
**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE WORKS COMMENCE ON THE DORMERS, both parking areas as shown on approved drawing 04 shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such for the lifetime of the development.
2. FOR THE AVOIDANCE OF DOUBT, both parking areas shall be constructed using permeable materials unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
3. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.
4. BEFORE WORKS COMMENCE ON SITE, the location and full specification details of the bin storage facilities for each property shall be submitted for PRIOR approval in writing with this 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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests road safety and to prevent water-run-off from the site onto the access road.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. To reserve the rights of the Planning Authority with respect to these details.

173 **Application No:** 21/02200/FULL

**Date Decision Issued:** 08/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of external non-illuminated freestanding lectern style interpretation board

**Location:** Sir Harold Mitchell And Dyresbrae Greenside Place St Andrews Fife KY16 9TH

**Applicant:** Ms Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife Scotland KY16 0US

**Agent:** John Dawson 26 26 Strathyre Avenue Dundee Scotland DD5 3GN

**Application Permitted - no conditions**

174 **Application No:** 21/02452/CLP

**Date Decision Issued:** 08/09/2021

**Ward:** St. Andrews

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

**Location:** 56 Pipeland Road St Andrews Fife KY16 8JN

**Applicant:** Mr R Bermudez 56 Pipeland Road St Andrews Scotland KY16 8JN

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

**Application Permitted - no conditions**



**Ward:** St. Andrews  
**Proposal:** Erection of 5 flatted dwellings (Sui Generis) and associated landscaping works  
**Location:** Land To Rear Of 151 South Street St Andrews Fife  
**Applicant:** KLG Estates 25 Rutland Square Edinburgh Scotland EH1 2BW  
**Agent:** Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

**Application Permitted with Conditions**

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

1. 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.
2. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays  
08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

**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.
2. In the interests of residential amenity; to ensure works do not take place at unreasonable hours.

176 **Application No:** 21/02201/FULL

**Date Decision Issued:** 10/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of 1no. external non-illuminated freestanding lectern style interpretation board

**Location:** Interpretation Boards Various Sites Buchanan Gardens St Andrews Fife

**Applicant:** Ms Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife Scotland KY16 0US

**Agent:** John Dawson 26 Strathyre Avenue Dundee Scotland DD5 3GN

**Application Permitted - no conditions**

177 **Application No:** 21/02203/FULL

**Date Decision Issued:** 10/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of external non-illuminated freestanding lectern style interpretation board

**Location:** St Salvators Hall The Scores St Andrews Fife KY16 9AZ

**Applicant:** Ms Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife Scotland KY16 0US

**Agent:** John Dawson 26 26 Strathyre Avenue Dundee Scotland DD5 3GN

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Upgrade and partial diversion of part of core path and construction of footpath/cycleway  
**Location:** Land To West Andrew Melville Hall North Haugh St Andrews Fife  
**Applicant:** St Andrews West LLP New Technology Centre North Haugh Cupar United Kingdom KY15 4SX  
**Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

### **Application Permitted with Conditions**

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

1. The footpath/cyclepaths as shown on documents 04A and 05A shall be constructed and illuminated in accordance with the current Fife Council Transportation Development Guidelines. Works shall also include the provision of bollards at both ends of the western footpath/cyclepath and one at the northern end of the eastern footpath/cyclepath. Details of the bollards should be submitted and approved by the Planning Authority prior to construction commencing and be installed prior to the route becoming operational.
2. BEFORE ANY DEVELOPMENT STARTS ON SITE, an Arboricultural Method Statement (AMS) shall be submitted for the written approval of Fife Council as planning authority. This shall provide the following:
  - A scheme of tree protection measures to protect the trees surrounding the site during construction;
  - A no dig solution specification, methodology and locations for use; shall be submitted and approved in writing by Fife Council as Planning Authority;
  - Special precaution measures.

The development shall be implemented in accordance with the details approved through this condition.

3. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.
4. Prior to the commencement of development, a badger survey carried out by a suitably qualified individual shall be submitted to and approved in writing by the Planning Authority. Where badgers are found on or near the development site, a species protection plan should be drawn up and approved in writing by the Planning Authority. Thereafter works shall be carried out in accordance with the approved badger survey and species protection plan, where applicable.

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

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interests of protecting the trees surrounding the site.
3. In the interests of ecology, to minimise disruption within the bird nesting season.
4. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.

179 **Application No:** 21/02202/FULL

**Date Decision Issued:** 15/09/2021

**Ward:** St. Andrews

**Proposal:** Erection of external non-illuminated freestanding lectern style interpretation board

**Location:** Land To North Of Kennedy Gardens St Andrews Fife

**Applicant:** Ms Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife  
Scotland KY16 0US

**Agent:** John Dawson 26 Strathyre Avenue Dundee Scotland DD5 3GN

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** External alterations to former outbuilding, single storey replacement extension to rear, replacement windows and door and landscape works  
**Location:** 12 Greenside Place St Andrews Fife KY16 9TH  
**Applicant:** Mr L Tappenden 12 Greenside St Andrews Scotland KY16 9TH  
**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 preparing a sample wall panel requested under Condition 2, full specifications of the traditional lime mortar mix (no cement) for pointing the stone work and for forming the window margins (if approved under condition 3) and the application methods to be employed to the front elevation of the former outbuilding shall be submitted to this Planning Authority for PRIOR approval in writing.
2. A small test panel of the front elevation of the former outbuilding shall be stripped of paint using the DOFF steam method as per manufacturers recommendations (unless another method for stripping the paint is otherwise approved in writing by this Planning Authority) in advance, wall joints shall be hand raked out and repaired using lime mortar approved under Condition 1, and clear close-up photographs of the stripped and re-pointed wall surface shall be submitted to this Planning Authority for PRIOR approval in writing.

Thereafter the development shall be progressed and completed in accordance with the sample panel and materials as approved unless changes are subsequently agreed in writing with this Planning Authority.

3. The surrounding stonework to the existing small window located on the north-west elevation of the former outbuilding as shown on approved existing drawing 03 shall be stripped of paint using the DOFF steam method as per manufacturers recommendations (unless another method for stripping the paint is otherwise approved in writing by this Planning Authority) in advance, and clear close-up photographs of the stripped wall surface around the window opening shall be submitted to this Planning Authority for a determination on whether this fenestration pattern is to be retained or whether the installation of two new windows as per condition 4 and shown on approved drawing 04 can go ahead.
4. FOR THE AVOIDANCE OF DOUBT and notwithstanding what is shown on approved drawing 04 and subject to the outcome of condition 3 above, the two new windows to the former outbuilding shall not have horns.

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

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area, within which the site is located.
2. In the interests of visual amenity, to ensure that the proposed paint removal methods and detailing are appropriate to the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area, within which the site is located.
3. To reserve the rights of the Planning Authority to safeguard important historic fabric where considered justified.
4. In the interests of visual amenity, to ensure that the proposed detailing is appropriate to the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area, within which the site is located.

**Ward:** St. Andrews  
**Proposal:** Listed Building consent for external alterations to former outbuilding, single storey replacement extension to rear, and replacement windows and door  
**Location:** 12 Greenside Place St Andrews Fife KY16 9TH  
**Applicant:** Mr L Tappenden 12 Greenside Place St Andrews Scotland KY16 9TH  
**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 preparing a sample wall panel requested under Condition 2, full specifications of the traditional lime mortar mix (no cement) for pointing the stone work and for forming the window margins (if approved under condition 3) and the application methods to be employed to the front elevation of the former outbuilding shall be submitted to this Planning Authority for PRIOR approval in writing.
2. A small test panel of the front elevation of the former outbuilding shall be stripped of paint using the DOFF steam method as per manufacturers recommendations (unless another method for stripping the paint is otherwise approved in writing by this Planning Authority) in advance, wall joints shall be hand raked out and repaired using lime mortar approved under Condition 1, and clear close-up photographs of the stripped and re-pointed wall surface shall be submitted to this Planning Authority for PRIOR approval in writing.

Thereafter the development shall be progressed and completed in accordance with the sample panel and materials as approved unless changes are subsequently agreed in writing with this Planning Authority.

3. The surrounding stonework to the existing small window located on the north-west elevation of the former outbuilding as shown on approved existing drawing 03 shall be stripped of paint using the DOFF steam method as per manufacturers recommendations (unless another method for stripping the paint is otherwise approved in writing by this Planning Authority) in advance, and clear close-up photographs of the stripped wall surface around the window opening shall be submitted to this Planning Authority for a determination on whether this fenestration pattern is to be retained or whether the installation of two new windows as per condition 4 and shown on approved drawing 04 can go ahead.
4. FOR THE AVOIDANCE OF DOUBT and notwithstanding what is shown on approved drawing 04 and subject to the outcome of condition 3 above, the two new windows to the former outbuilding shall not have horns.

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

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity, to ensure that the proposed paint removal methods and detailing are appropriate to the character and appearance of this Category C Listed Building.
3. To reserve the rights of the Planning Authority to safeguard important historic fabric where considered justified.
4. In the interests of visual amenity, to ensure that the proposed detailing is appropriate to the character and appearance of this Category C Listed Building.

**Ward:** St. Andrews  
**Proposal:** Change of use of agricultural land for siting of caravans (22 units) and associated access and drainage  
**Location:** Cairnsmill Caravan Park Cairnsmill St Andrews Fife KY16 8NN  
**Applicant:** Cairnsmill Caravan Park Cairnsmill Caravan Park Cairnsmill Largo Road St Andrews Scotland KY16 8NN  
**Agent:** Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The existing trees adjacent to the gas tanker compound and proposed tanker bay shall be retained and protected throughout the construction period. Prior to any construction vehicles or materials being brought onto site the tree protection measures which meet the standards set out in BS5837 Trees in Relation to Construction shall be erected.
2. A maximum of 22 caravans shall be sited within the caravan site extension hereby approved unless otherwise agreed in writing with Fife Council as Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, no caravan positioned within the caravan park extension hereby approved shall be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request from this Planning Authority.
4. The external colour of the caravans shall reflect the location of the caravan within the site and the landscape setting of the site. Therefore, each caravan shall be of a colour to match the existing caravans on site.
5. Prior to the occupation of each caravan on the site an off street parking space shall be provided for that caravan unit and thereafter the parking space shall be retained and kept available as parking for that caravan for the lifetime of the development.
6. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full PRIOR TO THE OCCUPATION OF ANY CARAVAN and thereafter maintained in full working order for the lifetime of the development.
7. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. All species shall be native to the surroundings. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
8. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
9. All tree and vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year unless the site is first surveyed by a suitably qualified person and the findings, and any associated mitigation, have been submitted to, and approved in writing by, Fife Council as Planning Authority.
10. As per the recommendations of the approved Ecological Impact Assessment, prepared by ECOS COUNTRYSIDE SERVICES LLP (November 2020) and Bat Conservation Trust, all external artificial lighting shall be directed in such a way that it would not adversely impact foraging and commuting bats.
11. BEFORE ANY WORKS START ON SITE, a further badger survey shall be undertaken and a report submitted to the Planning Authority for approval in writing. The report shall be submitted at least 30 days prior to the start of works.



12. BEFORE ANY WORKS START ON SITE, a further otter survey shall be undertaken and a report submitted to the Planning Authority for approval in writing. The report shall be submitted at least 30 days prior to the start of works.

**Reason(s):**

1. In the interests of protecting otters, as a protected species, and their setts. To confirm the situation regarding otters has not changed in the interim period.
2. In the interests of safeguarding trees.
3. To clearly define the extent of the permission.
4. In order to ensure that proper control is retained over the development and that the site does not provide permanent residential accommodation.
5. In the interests of visual amenity in the rural setting.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of ensuring appropriate handling of surface water.
8. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
9. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
10. In the interests of safeguarding nesting birds.
11. In the interests of protecting the ecology of the surrounding area; artificial lighting could cause disturbance to bats.
12. 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.

183 **Application No:** 21/03103/CLP

**Date Decision Issued:** 01/10/2021

**Ward:** St. Andrews

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

**Location:** 10 Fergusson Place St Andrews Fife KY16 9NF

**Applicant:** Mrs Jackie Hotchkis 10 Fergusson Place St Andrews Fife KY16 9NF

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead  
**Proposal:** Listed Building Consent for alterations and refurbishment of Building 1  
**Location:** Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU  
**Applicant:** University Of St Andrews Estates Office Woodburn Place St Andrews United Kingdom KY16 8LA  
**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

**Application Permitted with Conditions**

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

1. The louvred vents on the West elevation are to be coloured white, unless otherwise agreed by the Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, details (including colour) of the proposed flues shall be submitted for the written approval of this Planning Authority.
3. BEFORE ANY WORK STARTS ON SITE, details (including colour) of the proposed smoke vent rooflight shall be submitted for the written approval of this Planning Authority.
4. BEFORE ANY WORK STARTS ON SITE, details (including colour) of the proposed 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 area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

**Ward:** Tay Bridgehead  
**Proposal:** Refurbishment and use of Building 1 for university facilities including research, labs, workshop, and study spaces, including associated works  
**Location:** Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU  
**Applicant:** University Of St Andrews Estates Office Woodburn Place St Andrews United Kingdom KY16 8LA  
**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

### **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 commencement of development, a Noise Impact Assessment should be submitted to, and agreed in writing by, this Planning Authority. Any mitigation measures identified within this assessment should subsequently be implemented prior to the use being taken up and maintained for the lifetime of the development, unless otherwise agreed in writing with the planning authority.
3. Prior to the commencement of construction of the development, details of the proposed car and cycle parking strategy shall be submitted to this Planning Authority for written approval. The agreed strategy should then be implemented prior to the operation of the use, unless otherwise agreed by the Planning Authority.
4. Prior to the commencement of development, a bat survey carried out by a suitably qualified individual shall be submitted to and approved in writing by the Planning Authority. Where bats, roosts or any other sign of bats are found on or near a development site, a species protection plan should be drawn up and approved in writing by the Planning Authority. Thereafter works shall be carried out in accordance with the approved bat survey and species protection plan, where applicable.
5. In the event that construction works are proposed to be carried out within the bird nesting period (i.e. March to August inclusive), a pre-works bird survey will be carried out by a suitably qualified and experienced ecologist and submitted for the prior written approval of Fife Council.

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

1. To ensure all contamination within the site is dealt with.
2. In the interests of residential amenity; to ensure that nearby residential properties are not adversely affected by noise from the proposed building.
3. To ensure the adequate provision of parking.
4. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.

5. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.

186 **Application No:** 21/01437/FULL

**Date Decision Issued:** 06/09/2021

**Ward:** Tay Bridgehead

**Proposal:** Revision to 18/01259/FULL for installation of adventure golf course and associated works including erection of fencing, kiosk building and formation of hardstanding

**Location:** Clayton Leisure Centre Clayton Caravan Park Clayton St Andrews Fife KY16 9YE

**Applicant:** Clayton Caravan Park Ltd Clayton Caravan Park Clayton St Andrews Scotland KY16 9YB

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

**Proposal:** Erection of domestic outbuilding

**Location:** 14 Birkhill Avenue Wormit Fife DD6 8PX

**Applicant:** Mrs Karen Richard 14 Birkhill Avenue Wormit Scotland DD6 8PX

**Agent:** Cara Mackay East Inchmichael Station Road Errol United Kingdom PH27SP

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the privacy screens and obscure film glazing as shown on approved drawings 04A, 05A, 06A and 07A shall be installed within 8 months of the date of this decision notice and thereafter be permanently maintained for the lifetime of the development AND, the applicant shall notify this Planning Authority once the privacy screens and the obscure film glazing have been installed no later than 8 months from the date of this planning decision.
2. The obscure film glazing to both windows located on the south-west elevation of the development hereby approved and as required under condition 1 above shall be applied internally and shall not be coloured.
3. The privacy screens shall be detailed as close boarded flat timber panels and shall match the colour of the existing deck balustrade unless otherwise agreed in writing with this Planning Authority PRIOR to being installed. For the avoidance of doubt the screen fencing hereby approved shall be at least 1.5 metres high when measured from the raised deck floor level.

**Reason(s):**

1. In the interests of safeguarding the privacy and amenity of neighbouring property.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

**Ward:** Tay Bridgehead

**Proposal:** Erection of garden building to the side of dwellinghouse

**Location:** 8 Station Brae Newport On Tay Fife DD6 8DQ

**Applicant:** Ms Sandra Canizares Ormeno 8 Station Brae Newport on tay Scotland DD6 8DQ

**Agent:**

### **Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the garden building hereby approved shall be installed on the ground using a propriety screw system or similar, the full details of which shall be submitted to this Planning Authority for PRIOR approval in writing.
2. FOR THE AVOIDANCE OF DOUBT, the garden building hereby approved shall be set back from the adjacent mature tree located north of the garden building by at least 1.0 metre unless otherwise agreed in writing with this Planning Authority.
3. BEFORE WORKS COMMENCE ON SITE, full colour finishes to the roof, walls, windows and doors to the garden building shall be submitted for PRIOR approval in writing by this Planning Authority.

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

1. In the interest of safeguarding the health and vitality of the existing tree located north of the garden building hereby approved.
2. In the interests of safeguarding the health and vitality of the existing tree.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.



**Ward:** Tay Bridgehead  
**Proposal:** Erection of retail unit (Class1) (demolition of existing retail unit and flatted dwelling)  
**Location:** 24 Nelson Street Tayport Fife DD6 9DR  
**Applicant:** Kingsmead Developments Ltd 4 Royal Crescent Glasgow UK G3 7SL  
**Agent:** David Campbell Tay House 300 Bath Street Glasgow Scotland G2 4LH

### Application Permitted with Conditions

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

1. The premises shall not be brought into use until all works which form part of the sound attenuation scheme as specified in the submitted noise impact assessment (plan reference - 24 and associated drawing ref 25) have been carried out in full and such works shall be thereafter retained.
2. The cumulative noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 30 during day-time and NR 25 during night-time hours in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

3. Prior to the first operations of the proposed retail unit, consultation shall take place with Fife Council's Roads Network Management Team to agree on the location of 2 No. Sheffield Style Cycle Racks which shall be installed on the adjacent public footway.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE 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.

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).

5. THE SITE SHALL NOT BE BROUGHT INTO USE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

**Reason(s):**

1. In the interests of residential amenity.
2. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
3. In the interest of road and pedestrian safety; to ensure the provision of cycle parking and to ensure the free flow of pedestrians on the public footway.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.

190 **Application No:** 21/02139/LBC

**Date Decision Issued:** 24/09/2021

**Ward:** Tay Bridgehead

**Proposal:** Listed building consent for internal and external alterations to ruined farmhouse to form dwellinghouse

**Location:** Wormit Farm Orchard Way Wormit Newport On Tay Fife DD6 8BT

**Applicant:** Persimmon Homes North Scotland Persimmon Homes North Scotland  
Broxden House, Lamberkine Dr, Perth Scotland PH1 1RA

**Agent:** Lee Fotheringham Studio 01 Erskine House Commerce Street Arbroath  
Scotland DD11 1WB

**Application Permitted - no conditions**

191 **Application No:** 21/02320/APN

**Date Decision Issued:** 28/09/2021

**Ward:** Tay Bridgehead

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

**Location:** Garpit Farm Tayport Fife DD6 9PH

**Applicant:** Aviagen Ltd 11 Lochend Road Newbridge Scotland EH28 8SZ

**Agent:** Gregor MacLean Algo Business Centre Glenearn Road Perth Scotland PH2  
0NJ

**Application Permitted - no conditions**

192 **Application No:** 21/03046/CLP

**Date Decision Issued:** 29/09/2021

**Ward:** Tay Bridgehead

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

**Location:** Edenview 22 School Road Balmullo St Andrews Fife KY16 0BD

**Applicant:** Mr Evans Edenview 22 School Road Balmullo St Andrews Fife KY16 0BD

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

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of single storey side of dwellinhouse and erection of boundary fence

**Location:** 1 Riggs View Cairneyhill Dunfermline Fife KY12 8XD

**Applicant:** Mrs Victoria Paterson 1 Riggs View Riggs View Cairney hill Scotland KY12 8XD

**Agent:** Terence Hughes 12 Corsie Drive Perth Scotland PH2 7BU

**Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, details of the siting, specification and colour of the proposed fencing shall be submitted for approval in writing by this Planning Authority and maintained hereafter for the lifetime of the development.
2. The garden shed and storage building shown on the proposed block plan, drawing DDA021/100/003 is not approved.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the siting and materials are appropriate to the character of the area.
2. In order to protect the amenity of adjoining and nearby residents.

**Ward:** West Fife And Coastal Villages

**Proposal:** Extension to existing dog kennels

**Location:** The Woods Inzievar Oakley Dunfermline Fife KY12 8HB

**Applicant:** Mr Craig Spowart The Woods Inzievar Oakley Dunfermline Scotland ky12 8hb

**Agent:** Colm Curran 12 Main Street Comrie Dunfermline United Kingdom KY12 9HD

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of intrusive site investigation works to identify any coal mining legacy issues shall be undertaken. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken after the prior written approval of this Planning Authority has been received for these works. The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
2. A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall then be submitted to and approved in writing by this Planning Authority BEFORE THE DEVELOPMENT IS OCCUPIED. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason(s):**

1. To avoid unacceptable risks to human health and the environment.
2. To avoid unacceptable risks to human health and the environment.

195 **Application No:** 21/01335/CLP

**Date Decision Issued:** 13/09/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of Lawfulness (Proposed) for the use of land to form market garden along with siting of workers welfare caravan

**Location:** Land 100M North Of Old Farmhouse Shieldbank Saline Fife

**Applicant:** Mr Gareth Turner Greycraig Cottage Bridge Street Saline Fife KY12 9TA

**Agent:**

**Application Refused**

**Reason(s):**

1. The siting of the welfare caravan would constitute development and would not be classed as Permitted Development under Class 15 of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011. The proposal would therefore require an application for full planning permission for the siting of a caravan.



**Ward:** West Fife And Coastal Villages  
**Proposal:** Planning Permission in Principle for erection of a single storey dwellinghouse (Renewal of 19/00220/PPP)  
**Location:** 19 Glenfield Carnock Dunfermline Fife KY12 9JW  
**Applicant:** Mr Robin Ferguson East Camps Farm East Camps Carnock Scotland KY12 9PB  
**Agent:** Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

### **Application Permitted with Conditions**

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

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
  - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point.
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
  - (f) A design statement explaining the chosen design principles and how they relate to the immediate built environment.
  - (g) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
  - (h) A supporting statement illustrating the developments' compliance with Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) - including details of the required renewables technologies.
2. For the avoidance of doubt, the indicative drawings and layout plans accompanying this application are hereby not approved.
3. For the avoidance of doubt, the indicative vehicular access location shown on the indicative block plan is hereby not approved.
4. Prior to the occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

6. Prior to the occupation of the dwelling, a 2m x 25m oncoming visibility splay and a 2m x 20m visibility splay in the other direction (southwards to the road junction) shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development
7. Prior to the occupation of the dwelling, off-street parking shall be provided in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
8. The residential unit erected 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, the residential dwelling hereby approved shall not be used for Housing in Multiple Occupation.

**Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. The details shown on the drawings submitted are not regarded as necessarily the only or best solution for the development of this site.
3. In the interest of road safety; to ensure the provision of an adequate access location to the site.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

197 **Application No:** 21/00861/LBC

**Date Decision Issued:** 15/09/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of replacement roofing of dwellinghouse

**Location:** Coachmans Cottage Kirk Street Culross Fife KY12 8HY

**Applicant:** Ms Nancy MacFarlane Coachman's Cottage Kirk Street Culross Fife KY12 8HY

**Agent:**

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** Extension and alterations to dwelling house including extension, formation of balcony and raised platform to rear, raising part of existing ridge line, formation of entrance porch, erection of detached domestic garage with ancillary studio accommodation and formation of entrance gate and fencing to front  
**Location:** 36 Main Street Carnock Fife KY12 9JE  
**Applicant:** Miss Erin Kennell and Mr Keith Buchan 36 Main Street Carnock Fife KY12 9JE  
**Agent:** Gordon Thomson 4 Furniss Avenue Rosyth Fife KY11 2ST

**Application Permitted with Conditions**

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

1. The garage and studio building shown on the proposed plans HPP02 (Block Plan), HPP09 (Proposed Garage Plan), HPP10 (Studio Plan) and HPP11 (Garage/Studio Elevations and Section) is not approved.

**Reason(s):**

1. In the interests of safeguarding visual and residential amenity; the garage by virtue of its scale, massing, height and design and its siting adjacent to the boundary of neighbouring curtilages would have an overbearing and adverse impact upon the immediate visual amenity of the surrounding area. The proposal is therefore contrary to Policies 1 and 10 of the FIFEplan 2017 and Fife Council's Planning Customer Guidelines on Home Extensions (including garages and conservatories) (2012).

199 **Application No:** 21/02418/FULL

**Date Decision Issued:** 01/10/2021

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of garage

**Location:** 22 Erskine Brae Culross Dunfermline Fife KY12 8HZ

**Applicant:** Mr David Gillon 22 Erskine Brae Culross Dunfermline Fife KY12 8HZ

**Agent:**

**Application Permitted - no conditions**