



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 12/27/2021 - 1/23/2022

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

1 **Application No:** 21/03562/LBC **Date Decision Issued:** 05/01/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed Building Consent for repair works to boundary wall

Location: St Adrians Church Main Street West Wemyss Kirkcaldy Fife KY1 4SX

Applicant: Mr Ian Wallace Bankhead Park Bankhead Central Glenrothes Scotland KY7 6GH

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

Application Permitted - no conditions

2 **Application No:** 21/03564/FULL **Date Decision Issued:** 05/01/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Repair works to boundary wall

Location: St Adrians Church Main Street West Wemyss Kirkcaldy Fife KY1 4SX

Applicant: Mr Ian Wallace Bankhead Park Bankhead Central Glenrothes Scotland KY7
6GH

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

Application Permitted - no conditions

3 **Application No:** 21/02709/FULL **Date Decision Issued:** 18/01/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 25 Mcduff Street East Wemyss Kirkcaldy Fife KY1 4QN

Applicant: Mr Alexander McKay 25 Mcduff Street East Wemyss Kirkcaldy Fife KY1 4QN

Agent:

Application Permitted - no conditions

4 **Application No:** 21/03290/FULL **Date Decision Issued:** 06/01/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear and side of dwellinghouse including first floor extension

Location: 108 Dick Crescent Burntisland Fife KY3 0BT

Applicant: Mrs Fiona Drummond 108 Dick Crescent Burntisland Fife KY3 0BT

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

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Application for Approval of Matters Required By Condition of Planning Permission in Principle 16/03521/PPP for erection of 11 dwellinghouses
Location: Land To West Of 36 Greenmount Road North Burntisland Fife
Applicant: Ms Anne Stevenson 33 Greenmount Road north Burntisland UK KY3 9JQ
Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland United Kingdom KY3 9HS

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

1. BEFORE THE OCCUPATION OF ANY PART OF THE DEVELOPMENT, parking, manoeuvring, servicing, turning and access driveway areas shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such. FOR THE AVOIDANCE OF DOUBT the internal access arrangements demonstrated on the proposed block plan are not approved.
2. BEFORE THE ACCESS ON KIRKCALDY ROAD IS BROUGHT INTO USE, visibility splays of 2.4m metres by 43 metres shall be provided in both directions at the junction of the new access with Kirkcaldy Road in accordance with the current Fife Council Transportation Development Guidelines. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of 600mm above the adjacent road channel levels.
3. BEFORE THE ACCESS ON GREENMOUNT ROAD NORTH IS BROUGHT INTO USE, visibility splays of 2.4m metres by 25 metres shall be provided in both directions at the junction of the new access with Greenmount Road North in accordance with the current Fife Council Transportation Development Guidelines. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of 600mm above the adjacent road channel levels.
4. Within 3 months of consent being granted and prior to any works being undertaken on site, revised plans shall be submitted for approval by Fife Council as Planning Authority showing the provision of 2m x 25m visibility splays at the junction of the new access to Plot 9 and the public road. These splays shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, in accordance with the current Fife Council Making Fife's Places Appendix G and this requires the realignment of the boundary wall of Plots 8 and 9. Once approved, these visibility splays shall be retained for the lifetime of the development and as per the layout shown on the relevant plan.
5. FOR THE AVOIDANCE OF DOUBT, a link road shall be provided between the two access points referred to in condition 7 in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
6. Prior to the occupation of each dwelling, there shall be provided within the curtilage of each plot 3 off-street parking spaces (excluding the integral garages) for vehicles in accordance with current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 01A. The parking spaces shall be retained for the lifetime of the development.
7. The presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.

Reason(s):

1. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.
3. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the access to the site and the public road.

5. In the interests of road safety. To ensure an acceptable access location in relation to the existing road system.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure all contamination within the site is dealt with.

6 **Application No:** 20/00346/LBC **Date Decision Issued:** 17/01/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for restoration of dwellinghouse

Location: Farmhouse Bankhead Of Raith Torbain Kirkcaldy Fife KY2 5YF

Applicant: Mr Steven Mitchell Farmhouse Bankhead Of Raith Torbain Kirkcaldy Fife KY2 5YF

Agent: Charles Millar The Old Gardners House 22 Raith Gardens Kirkcaldy KY2 5nJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The rooflights to be installed on the hereby approved rear extension shall be of a conservation style fitted flush to the roof unless otherwise agreed in writing by Fife Council as Planning Authority.
2. The slate roof tiles on the existing extension shall be salvaged and re-used on the hereby approved rear extension with any shortfall made up of matching reclaimed Scotch slate tiles. Should it not be possible to re-use these tiles for any reason, finalised details of the proposed slate roof tiles shall be submitted for written approval by Fife Council as Planning Authority.
3. BEFORE THE FIRST FLOOR BATHROOM IS BROUGHT INTO USE, finalised details of the ventilation method including a roof plan detailing any vents shall be submitted for written approval by Fife Council as Planning Authority. All works shall then be carried out as agreed.

Reason(s):

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

7 **Application No:** 20/00347/FULL **Date Decision Issued:** 17/01/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: External alterations to dwellinghouse

Location: Farmhouse Bankhead Of Raith Torbain Kirkcaldy Fife KY2 5YF

Applicant: Mr Steven Mitchell Farmhouse Bankhead Of Raith Torbain Kirkcaldy Fife KY2 5YF

Agent: Charles Millar The Old Gardeners House 22 Raith Gardens Kirkcaldy KY2 5NJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The rooflights to be installed on the hereby approved rear extension shall be of a conservation style fitted flush to the roof unless otherwise agreed in writing by Fife Council as Planning Authority.
2. The slate roof tiles on the existing extension shall be salvaged and re-used on the hereby approved rear extension with any shortfall made up of matching reclaimed Scotch slate tiles. Should it not be possible to re-use these tiles for any reason, finalised details of the proposed slate roof tiles shall be submitted for written approval by Fife Council as Planning Authority.
3. BEFORE THE FIRST FLOOR BATHROOM IS BROUGHT INTO USE, finalised details of the ventilation method including a roof plan detailing any vents shall be submitted for written approval by Fife Council as Planning Authority. All works shall then be carried out as agreed.

Reason(s):

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

8 **Application No:** 21/03674/CLP **Date Decision Issued:** 05/01/2022

Ward: Cowdenbeath

Proposal: Certificate of Lawfulness - Proposed for conversion of integral garage to habitable accommodation

Location: 9 Venture Avenue Crossgates Cowdenbeath Fife KY4 8FG

Applicant: Mrs Arlene Graham 9 Venture Avenue Crossgates Cowdenbeath Scotland KY4 8FG

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

Application Permitted - no conditions

9 **Application No:** 21/03337/FULL **Date Decision Issued:** 06/01/2022

Ward: Cowdenbeath

Proposal: Porch extension with associated raised platform and access stairs to front of dwellinghouse

Location: 2 Curling Park Crossgates Cowdenbeath Fife KY4 8AY

Applicant: Mr & Mrs Isaacson 2 Curling Park Crossgates KY4 8AY

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted - no conditions

10 **Application No:** 20/02754/FULL

Date Decision Issued: 07/01/2022

Ward: Cowdenbeath

Proposal: Formation of raised deck steps and balustrades to rear of dwellinghouse (retrospective)

Location: 103 Beechbank Crescent Kelty Fife KY4 0LR

Applicant: Mrs Wilma Thompson 103 Beechbank Crescent Kelty KY4 0LR

Agent: Stuart Graham 31 Binney Wells Kirkcaldy KY1 2BE

Application Permitted - no conditions

11 **Application No:** 21/03236/FULL

Date Decision Issued: 17/01/2022

Ward: Cowdenbeath

Proposal: Formation of raised terrace to rear of dwellinghouse (retrospective)

Location: 77 Blairadam Crescent Kelty Fife KY4 0EZ

Applicant: Mr Ian McArthur 77 Blairadam Crescent Kelty KY4 0EZ

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

12 **Application No:** 21/03246/FULL **Date Decision Issued:** 18/01/2022

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Rowan Lea Kelty Fife KY4 0FY

Applicant: Ms Elaine Husband 8 Rowan Lea Kelty KY4 0FY

Agent:

Application Permitted - no conditions

13 **Application No:** 21/03338/FULL

Date Decision Issued: 18/01/2022

Ward: Cowdenbeath

Proposal: Erection of detached double domestic garage to rear of dwellinghouse

Location: 79 Keltyhill Road Kelty Fife KY4 0ED

Applicant: Mr Robert Ness 47 Dullomuir Drive Kelty KY4 0LJ

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

Ward: Cowdenbeath

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

Location: 50 Windmill Knowe Crossgates Cowdenbeath Fife KY4 8AT

Applicant: Mr & Mrs Mudd 50 Windmill Knowe Crossgates KY4 8AT

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

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.

Ward: Cowdenbeath

Proposal: Extension to industrial building (Class 5)

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

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

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

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.

16 **Application No:** 21/03358/FULL

Date Decision Issued: 20/01/2022

Ward: Cowdenbeath

Proposal: Formation of raised platform to rear of dwellinghouse

Location: 14 Glenfield Gardens Cowdenbeath Fife KY4 9ET

Applicant: Mr Roderick Maclean 14 Glenfield Gardens Cowdenbeath KY4 9ET

Agent:

Application Permitted - no conditions

17 **Application No:** 21/03411/FULL

Date Decision Issued: 21/01/2022

Ward: Cowdenbeath

Proposal: Erection of domestic outbuilding to front of flat (retrospective)

Location: 77 Springhill Brae Crossgates Cowdenbeath Fife KY4 8BQ

Applicant: Ms Wendy Masterton 77 Springhill Brae Crossgates KY4 8BQ

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

Application Permitted - no conditions

18 **Application No:** 21/03545/FULL

Date Decision Issued: 21/01/2022

Ward: Cowdenbeath

Proposal: Erection of raised platform, steps and handrails to rear of dwellinghouse

Location: 14 Arlick Road Kelty Fife KY4 0BH

Applicant: Mr T Glennie 14 Arlick Road Kelty KY4 0BH

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted - no conditions

19 **Application No:** 21/03147/APN

Date Decision Issued: 07/01/2022

Ward: Cupar

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

Location: Over Baldinnie Farm Baldinnie Pitscottie Cupar Fife KY15 5LD

Applicant: K A + J Robertson Mr Kenneth A Robertson Over Baldinnie Farm Cupar Fife
KY15 5LD

Agent:

Application Permitted - no conditions

Ward: Cupar
Proposal: Erection of single storey extension and formation of access ramp and raised decking to canteen facility
Location: Uthrogle Mills Carslogie Cupar Fife KY15 4PD
Applicant: Mrs Morag Philips Anchorpoint House Clashburn Close Kinross Scotland KY13 8GD
Agent: Grant Johnston The Old School Business Centre 40 Studio 5 Rochsolloch Road Airdrie Scotland ML6 9BG

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.

Ward: Cupar

Proposal: Erection of gate in boundary wall

Location: 1 Main Street Ceres Cupar Fife KY15 5NA

Applicant: Ms L Stevenson 1 Main Street Ceres Cupar Fife KY15 5NA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWING 02A, the margins of the gate opening shall be finished with traditional natural stone rybatts similar to those on the existing pedestrian gate opening located on the same wall, south-west of this new proposed gate opening.
2. All stone details shall be constructed in natural stone of a colour to match the existing stonework.
3. A traditional mortar mix shall be used on all stonework detailing consisting of lime and aggregate (no cement).

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials and details do not detract from the character and appearance of this Category C Listed Building and Ceres Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed finishing materials and details do not detract from the character and appearance of this Category C Listed Building and Ceres Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.

22 **Application No:** 21/03648/OBL

Date Decision Issued: 14/01/2022

Ward: Cupar

Proposal: Discharge of Planning Obligation (02/00054/EFULL)

Location: Wester Pitscottie Farm Cairngreen Pitscottie Cupar Fife KY15 5LA

Applicant: Mr Neil Kay McAllister Rise 6 Mosman Park Western Australia 6012

Agent: Gray Planning + Development Neil Gray Aye House Admiralty Park Rosyth Fife
KY11 2YW

Application Permitted - no conditions

23 **Application No:** 21/03649/OBL

Date Decision Issued: 14/01/2022

Ward: Cupar

Proposal: Discharge of Planning Obligation (09/00143/EOPP)

Location: Wester Pitscottie Farm Cairngreen Pitscottie Cupar Fife KY15 5LA

Applicant: Mr Neil Kay McAllister Rise 6 Mosman Park Western Australia 6012

Agent: Gray Planning + Development Neil Gray Aye House Admiralty Park Rosyth Fife
KY11 2YW

Application Permitted - no conditions

24 **Application No:** 21/02237/FULL

Date Decision Issued: 18/01/2022

Ward: Cupar

Proposal: Single storey extension to principle elevation of dwellinghouse

Location: Hillbank Moathill East Cupar Fife KY15 4DP

Applicant: Mr And Mrs Chong Kwan Hillbank Moathill East Cupar Fife KY15 4DP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTENSION HEREBY APPROVED IS OCCUPIED, the larger of the two garden buildings shall be removed from site and the garden ground made good.

Reason(s):

1. In the interests of preventing the over-development of garden ground.

25 **Application No:** 21/02871/FULL

Date Decision Issued: 20/01/2022

Ward: Cupar

Proposal: Installation of replacement windows and door

Location: Lochiel Cottage Craighrothie Road Ceres Cupar Fife KY15 5QQ

Applicant: Miss Sheila Lonie Lochiel Cottage Ceres CUPAR Fife KY15 5QQ

Agent: Shiraz Riaz 1 Albany Place Broadwater Place Welwyn Garden City
Hertfordshire AL7 3BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement of the timber panelling to the porch gable with white UPVC panelling is NOT APPROVED and this panelling if replaced shall be in timber to match the existing panelling unless otherwise agreed in writing by this Planning Authority BEFORE WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category C Listed Building and the Ceres Conservation Area within which the site is located.

26 **Application No:** 21/03002/LBC

Date Decision Issued: 20/01/2022

Ward: Cupar

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

Location: Lochiel Cottage Craigrothie Road Ceres Cupar Fife KY15 5QQ

Applicant: Miss Sheila Lonie Lochiel Cottage Craigrothie Road Ceres Cupar Fife KY15 5QQ

Agent: Shiraz Riaz 1 Albany Place Broadwater Place Welwyn Garden City Hertfordshire AL7 3BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement of the timber panelling to the porch gable with white UPVC panelling is NOT APPROVED and this panelling if replaced shall be in timber to match the existing panelling unless otherwise agreed in writing by this Planning Authority BEFORE WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category C Listed Building.

27 **Application No:** 21/03402/FULL

Date Decision Issued: 04/01/2022

Ward: Dunfermline Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 North Larches Dunfermline Fife KY11 4NX

Applicant: Miss Margaret Kelman 1 North Larches Dunfermline UK KY11 4NX

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

Application Permitted - no conditions

28 **Application No:** 21/02553/FULL **Date Decision Issued:** 07/01/2022

Ward: Dunfermline Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Tollgate Dunfermline Fife KY11 4QE

Applicant: Mr John Robertson 1 Tollgate Dunfermline Fife KY11 4QE

Agent: Roderick Maclean 14 Glenfield Gardens Cowdenbeath United Kingdom KY4 9ET

Application Permitted - no conditions

29 **Application No:** 21/03410/LBC

Date Decision Issued: 10/01/2022

Ward: Dunfermline Central

Proposal: Listed Building Consent for installation of replacement windows

Location: 63, 69 And 72 Skibo Court Dunfermline Fife KY12 7EW

Applicant: Kingdom Housing Association 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

30 **Application No:** 21/03274/FULL **Date Decision Issued:** 11/01/2022

Ward: Dunfermline Central

Proposal: Erection of decking (retrospective)

Location: 27 Fieldfare View Dunfermline Fife KY11 8FY

Applicant: Mr & Mrs Malcolm 27 Fieldfare View Dunfermline Fife KY11 8FY

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

Application Permitted - no conditions

Ward: Dunfermline Central**Proposal:** Single storey extension to rear and alterations to door to form window at side of dwellinghouse**Location:** 37 Daviot Road Dunfermline Fife KY12 7LY**Applicant:** Mr William Conquer 37 Daviot Road Dunfermline Scotland KY12 7LY**Agent:** Calum McDonald Linburn House 19 Afton Grove Dunfermline Scotland KY11 4LE**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.

32 **Application No:** 21/02791/FULL

Date Decision Issued: 13/01/2022

Ward: Dunfermline Central

Proposal: Alteration, formation of raised platforms and single storey extension to rear of dwellinghouse

Location: 25 Dean Drive Crossford Dunfermline Fife KY12 8PF

Applicant: Mrs A Gray 25 Dean Drive Crossford United Kingdom KY12 8PF

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

Application Permitted - no conditions

33 **Application No:** 21/03136/FULL **Date Decision Issued:** 13/01/2022

Ward: Dunfermline Central

Proposal: Erection of garage

Location: 32 Lundin Road Crossford Dunfermline Fife KY12 8PN

Applicant: Mr Fergus Forshaw 32 Lundin Road Crossford Dunfermline Fife KY12 8PN

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

Application Permitted - no conditions

34 **Application No:** 21/03874/CLP

Date Decision Issued: 13/01/2022

Ward: Dunfermline Central

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

Location: 65 Halbeath Road Dunfermline Fife KY12 7QZ

Applicant: Mr Hunter 65 Halbeath Road Dunfermline Fife KY12 7QZ

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

Application Permitted - no conditions

35 **Application No:** 21/02801/FULL **Date Decision Issued:** 20/01/2022

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 14 Park Place Dunfermline Fife KY12 7QL

Applicant: Mr & Mrs Rob And Karen Claase 14 Park Place Dunfermline Fife KY12 7QL

Agent: Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland
KY13 8GA

Application Permitted - no conditions

36 **Application No:** 21/03614/FULL **Date Decision Issued:** 05/01/2022

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 20 Christie Street Dunfermline Fife KY12 0AQ

Applicant: Mr S Whitehouse 20 Christie Street Dunfermline Fife KY12 0AQ

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

Application Permitted - no conditions

Ward: Dunfermline North**Proposal:** Erection of self-contained accommodation and garage**Location:** Halbeath House Kingseat Road Halbeath Dunfermline Fife KY12 0UB**Applicant:** Mr Elliot Lee & Mrs Juliet Hamilton-Lee Halbeath House Kingseat Road Dunfermline Scotland KY12 0UB**Agent:** Ian Forbes The Station Masters Office Station Master's Office Station Road South Queensferry United Kingdom EH30 9JP**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. 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.
2. 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.
3. The ancillary self-contained living accommodation, hereby approved, shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
4. Prior to the occupation of the ancillary accommodation, 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).
5. Prior to the occupation of the ancillary accommodation, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 08/19-102D. The parking spaces and turning facilities shown on said plan shall be retained for the lifetime of the development.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. To ensure all contamination within the site is dealt with.
3. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

38 **Application No:** 21/02982/FULL

Date Decision Issued: 13/01/2022

Ward: Dunfermline North

Proposal: Installation of photovoltaic panels with associated infrastructure

Location: Sheriff Court House Carnegie Drive Dunfermline Fife KY12 7HJ

Applicant: Scottish Courts And Tribunals Service Saughton House Broomhouse Drive
Edinburgh United Kingdom EH11 3XD

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

Application Permitted - no conditions

Ward: Dunfermline North

Proposal: Erection of domestic outbuilding

Location: 25A The Castings Dunfermline Fife KY12 9AU

Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston
UK EH54 5DG

Agent: Kasia Kochanowicz 129 High Street Linlithgow Scotland EH49 7EJ

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.

40 **Application No:** 21/03802/CLP

Date Decision Issued: 07/01/2022

Ward: Dunfermline South

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

Location: 37 Dunnock Road Dunfermline Fife KY11 8QE

Applicant: Mr Andrew Gowland 37 Dunnock Road Dunfermline Fife KY11 8QE

Agent: George Gilbert 39 Grassmarket Edinburgh GB EH1 2HS

Application Permitted - no conditions

41 **Application No:** 21/03303/FULL **Date Decision Issued:** 10/01/2022

Ward: Dunfermline South

Proposal: Erection of domestic outbuilding

Location: 6 Tarmachan Lane Dunfermline Fife KY11 8LB

Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston
Scotland EH54 5DG

Agent: Kasia Kochanowicz 129 High Street Linlithgow Scotland EH49 7EJ

Application Permitted - no conditions

42 **Application No:** 21/02445/FULL

Date Decision Issued: 13/01/2022

Ward: Dunfermline South

Proposal: Formation of hardstanding and vehicular access (part retrospect)

Location: 30 Gorrie Street Dunfermline Fife KY11 4BA

Applicant: Mrs Beata Jawniak 30 Gorrie Street Dunfermline Fife KY11 4BA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the hardstanding area being used for off-street parking, the construction of the 5 metre wide vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. The new vehicular crossing of the footway shall tie into the existing vehicular crossing at 34/36 Gorrie Street and shall have a maximum width of 5 metres measured southwards from this point.

Reason(s):

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

43 **Application No:** 22/00002/CLP

Date Decision Issued: 17/01/2022

Ward: Dunfermline South

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

Location: 7 Vorlich Way Dunfermline Fife KY11 8JB

Applicant: Mr Neil Edwards 7 Vorlich Way Dunfermline Fife KY11 8JB

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

Application Permitted - no conditions

44 **Application No:** 21/03011/FULL

Date Decision Issued: 20/01/2022

Ward: Dunfermline South

Proposal: Single storey extension to side of dwellinghouse and erection of domestic outbuilding

Location: 64 Fergusson Road Dunfermline Fife KY11 8NA

Applicant: Mr Gavin & Claire Stott 64 Fergusson Road Dunfermline Scotland KY11 8NA

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse and outbuilding (part retrospect) with associated works.

Location: Land To North Of Law View Main Street New Gilston Fife

Applicant: Mr David Kelly 28 Murrell Terrace Aberdour Fife Scotland KY3 0XH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outbuilding hereby approved shall only be used as a studio and storage and for the avoidance of doubt the building shall not be used as a dwellinghouse or flat.
2. Prior to the occupation of the proposed dwellinghouse, 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).
3. Prior to the occupation of the proposed dwellinghouse there shall be 3 No. off street parking spaces provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

46 **Application No:** 21/03185/FULL

Date Decision Issued: 06/01/2022

Ward: East Neuk And Landward

Proposal: External alterations and alterations to domestic outbuilding

Location: 56 High Street Pittenweem Anstruther Fife KY10 2PL

Applicant: Mr Euan Cumming 10 Woodland View Southwell Nottinghamshire NG25 0AG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used for the external walls consisting of lime and aggregate (no cement).
2. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

Ward: East Neuk And Landward

Proposal: External alterations including installation of balcony and replacement rooflights

Location: Belstane House 55 George Street Cellardyke Anstruther Fife KY10 3AS

Applicant: Dr Craig Thomson Belstane House 55 George Street Cellardyke Anstruther Fife KY10 3AS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement rooflights shall be of a Conservation type with a central glazing bar.
2. All new downpipes and rainwater goods shall be finished in cast iron, in a style and profile to match existing.
3. FOR THE AVOIDANCE OF DOUBT, the proposed glazed doors to the recessed balcony hereby approved shall be finished in white painted timber frames with no visible trickle vents and thereafter be permanently retained for the lifetime of the balcony.

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 Cellardyke Conservation Area and Category C Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Cellardyke Conservation Area and Category C Listed Building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Cellardyke Conservation Area and Category C Listed Building.

Ward: East Neuk And Landward**Proposal:** Listed building consent for external alterations including formation of balcony and installation of replacement rooflights**Location:** Belstane House 55 George Street Cellardyke Anstruther Fife KY10 3AS**Applicant:** Dr Craig Thomson Belstane House 55 George Street Cellardyke Anstruther Fife KY10 3AS**Agent:** charlie bowman 23 Emsdorf Street Lundin Links Leven Fife KY8 6HL**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement rooflights shall be of a Conservation type with a central glazing bar.
2. All new downpipes and rainwater goods shall be finished in cast iron, in a style and profile to match existing.
3. FOR THE AVOIDANCE OF DOUBT, the proposed glazed doors to the recessed balcony hereby approved shall be finished in white painted timber frames with no visible trickle vents and thereafter be permanently retained for the lifetime of the balcony.

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 Cellardyke Conservation Area and Category C Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Cellardyke Conservation Area and Category C Listed Building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Cellardyke Conservation Area and Category C Listed Building.

49 **Application No:** 21/03029/FULL

Date Decision Issued: 11/01/2022

Ward: East Neuk And Landward

Proposal: Alterations and extensions to dwellinghouse and erection of railings to front boundary wall

Location: Prospect Cottage Ferry Road Earlsferry Leven Fife KY9 1AJ

Applicant: Mr Malcolm Cordwell-Smith Prospect Cottage Ferry Road Earlsferry Leven Fife KY9 1AJ

Agent: Farquhar MacLean Beechcroft Northlea Doune UK FK16 6DH

Application Permitted - no conditions

50 **Application No:** 21/03225/FULL **Date Decision Issued:** 11/01/2022

Ward: East Neuk And Landward

Proposal: Alterations, single storey extension to rear of dwellinghouse and alterations to domestic outbuilding

Location: Dunard 8 Elm Grove St Monans Anstruther Fife KY10 2DA

Applicant: Mr David Wright Dunard 8 Elm Grove St Monans Anstruther Fife KY10 2DA

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

Application Permitted - no conditions

51 **Application No:** 21/03279/FULL **Date Decision Issued:** 11/01/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to front of dwellinghouse

Location: 40 Langhouse Green Crail Anstruther Fife KY10 3UD

Applicant: Ms Dawn Black 40 Langhouse Green Crail Anstruther Fife KY10 3UD

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

Application Permitted - no conditions

52 **Application No:** 21/01667/NMV1

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

Proposal: Erection of domestic outbuilding (Non material variation to approved 21/01667/FULL for variation to windows on front elevation)

Location: 2 Milton Place Pittenweem Anstruther Fife KY10 2LR

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

Agent: JML Garden Rooms Jakki Cosgrove The Arns Auchterarder Perthshire Scotland PH3 1EJ

Application Permitted - no conditions

53 **Application No:** 21/03261/FULL

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

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

Location: 55 Pittenweem Road Anstruther Fife KY10 3DT

Applicant: Mrs Lynn Barker 55 Pittenweem Road Anstruther Fife KY10 3DT

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

Application Permitted - no conditions

54 **Application No:** 21/03296/FULL

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and door

Location: Orcadia 86 High Street Earlsferry Leven Fife KY9 1AQ

Applicant: Mrs Hazel Ritchie Orcadia 86 High Street Earlsferry Leven Fife KY9 1AQ

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 externally in white painted timber framed sliding sash and case windows, traditionally constructed with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally. The glazing depth should be a maximum of 14mm.

Reason(s):

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

55 **Application No:** 21/03297/LBC

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

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

Location: Orcadia 86 High Street Earlsferry Leven Fife KY9 1AQ

Applicant: Mrs Hazel Ritchie Orcadia 86 High Street Earlsferry Leven Fife KY9 1AQ

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 externally in white painted timber framed sliding sash and case windows, traditionally constructed with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally. The glazing depth should be a maximum of 14mm.

Reason(s):

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

56 **Application No:** 21/03334/FULL

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

Proposal: External alterations and single storey extension to the rear of dwellinghouse

Location: Annfield Kings Highway Largoward Leven Fife KY9 1JA

Applicant: Mr & Mrs Frankie & Robbie Kerr-Dineen Annfield Kings Highway Largoward
Leven Fife KY9 1JA

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

Application Permitted - no conditions

57 **Application No:** 21/03616/FPN

Date Decision Issued: 13/01/2022

Ward: East Neuk And Landward

Proposal: Prior Notification for Forestry-related Building Works (Non-residential).

Location: Estate Office Elie Estate Elie Leven Fife KY9 1ER

Applicant: Elie Estate Trust The Estate Office Slamannan Road Falkirk United Kingdom
FK1 5LX

Agent: Thomas Lennie The Estate Office Slamannan Road Falkirk United Kingdom
FK1 5LX

Application Permitted - no conditions

58 **Application No:** 21/03894/CLP

Date Decision Issued: 17/01/2022

Ward: East Neuk And Landward

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

Location: 19 Bankwell Road Anstruther Fife KY10 3DA

Applicant: Mrs Claire Stewart 19 Bankwell Road Anstruther Scotland KY10 3DA

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

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Erection of dwellinghouse**Location:** The Sea House 34 East Green Anstruther Fife KY10 3AA**Applicant:** Mr David Tanner The Sea House 34 East Green Anstruther Scotland KY10 3AA**Agent:** William Tunnell 4-6 Gote Lane South Queensferry City of Edinburgh EH30 9PS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking
2. Prior to the first occupation of the proposed replacement 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.
3. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

4. 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

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.

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 and pedestrian safety; to ensure the provision of an adequate design layout and construction.

3. To protect the residential amenity of the residents of the dwellinghouse
4. To protect the residential amenity of the surrounding dwellinghouses
5. To ensure all contamination within the site is dealt with.

60 **Application No:** 21/03118/FULL **Date Decision Issued:** 18/01/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 45 Lindsay Berwick Place Anstruther Fife KY10 3YP

Applicant: Mr David Paterson 45 Lindsay Berwick Place Anstruther Fife KY10 3YP

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

Application Permitted - no conditions

61 **Application No:** 21/03357/FULL **Date Decision Issued:** 18/01/2022

Ward: East Neuk And Landward

Proposal: External alterations and single storey extension to side of dwellinghouse

Location: 15 Ninian Fields Pittenweem Anstruther Fife KY10 2QU

Applicant: Miss Jacqueline Ritchie 15 Ninian Fields Pittenweem Anstruther Fife KY10 2QU

Agent: charlie bowman 23 Emsdorf Street Lundin Links Leven Fife KY8 6HL

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations and alterations to existing window to form new doors to the rear of the dwellinghouse

Location: 16 West Shore Pittenweem Anstruther Fife KY10 2NU

Applicant: Mr Graham Cowan 16 West Shore Pittenweem Anstruther Fife KY10 2NU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be timber framed, traditionally constructed and painted in white 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 Pittenweem Conservation Area is maintained.

63 **Application No:** 21/03359/FULL

Date Decision Issued: 20/01/2022

Ward: East Neuk And Landward

Proposal: Installation of new doors to rear of dwellinghouse

Location: 16 West Shore Pittenweem Anstruther Fife KY10 2NU

Applicant: Mr Graham Cowan 16 West Shore Pittenweem Anstruther Fife KY10 2NU

Agent: charlie bowman 23 Emsdorf Street Lundin Links Leven Fife KY8 6HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be timber framed, traditionally constructed and painted in white 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 Pittenweem Conservation Area is maintained.

Ward: East Neuk And Landward
Proposal: Erection of dwellinghouse and business unit (Class 4) and associated access, servicing and landscaping.
Location: Land To South Of Lilac Cottage Woodside Fife
Applicant: Mr Ron Napier 2 The Wynd New Gilston Level Fife KY8 5TF
Agent: Jay Skinner 5 St John Street Perth Scotland PH15SP

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

1. Prior to the occupation of the proposed dwellinghouse and business unit, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first three metre length of the access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
2. Prior to the occupation of the proposed dwellinghouse and business unit, passing places shall be provided along the length of the private access driveway leading from the development site to the public road. All passing places shall be intervisible with each other and shall be no more than 150m apart.
3. Prior to the occupation of the proposed dwellinghouse and business unit, off street parking shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines on the following basis;. there shall be 2 No. off street parking spaces provided to accommodate the dwellinghouse. A minimum of 4 off street parking spaces shall be provided to accommodate the business unit. One of the business parking spaces must accommodate an electric charging point.
4. Prior to the occupation of the proposed dwellinghouse and business unit, there shall be provided within the curtilage of the site turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.
5. Prior to the occupation of the proposed dwellinghouse and business unit, visibility splays of 2m x 60m shall be provided to the West and to the East at the junction of the vehicular crossing and the public road and maintained thereafter, clear of all obstructions exceeding 1.05m above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the occupation of the proposed dwellinghouse and business unit, any proposed gates at or near the public road, shall be set back by at least 6m from the heel of the roadside verge. For the avoidance of doubt, all gates must open inwards towards the site.
7. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site 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 completion of the remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. The remedial works shall be carried out in accordance with authoritative UK guidance.

8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

11. Unless given the express prior consent of this Planning Authority, no dwelling hereby granted planning permission shall undertake any works comprising permitted development rights under the provisions of Classes 1 and 3 of Schedule 1 the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended - including the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 - as well any subsequent legislation which amends or adds additional permitted development rights further to those existing under the above legislation.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
2. In the interest of road safety; to avoid undesirable reversing manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on narrow private access driveways.
3. In the interests of road safety. To ensure the provision of an adequate off street parking and charging facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
6. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.
7. To ensure all contamination within the site is dealt with.
8. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.
11. To define the terms of this permission and avoid causing a detrimental visual impact arising from uncontrolled development.

65 **Application No:** 21/02175/FULL

Date Decision Issued: 04/01/2022

Ward: Glenrothes Central And Thornton

Proposal: Installation of 2 cabins for club meeting rooms

Location: War Memorial Park Station Road Thornton Kirkcaldy Fife KY1 4AY

Applicant: Mr Craig Gilbert 1 Donaldson Court Lower Largo Fife KY8 6DX

Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Fife KY14 7HB

Application Permitted - no conditions

66 **Application No:** 21/03287/FULL **Date Decision Issued:** 07/01/2022

Ward: Glenrothes Central And Thornton

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

Location: 23 Lyon Way Glenrothes Fife KY7 5NN

Applicant: Mrs Iqra Liuqman 1 Aytoun Avenue Kirkcaldy United Kingdom KY2 6ZL

Agent: Graham Mason 51 Whitelaw Road Dunfermline Fife Ky114bn

Application Permitted - no conditions

67 **Application No:** 21/03149/LBC

Date Decision Issued: 17/01/2022

Ward: Glenrothes Central And Thornton

Proposal: Listed building consent for pitched roof extension, formation of external stair and internal alterations to rear of flat

Location: Flat A 11 Main Street Thornton Glenrothes Fife KY1 4AF

Applicant: Mr Michael Catignani Flat A, 11 Main Street Thornton KY1 4AF

Agent: Darren Beresford 237 Baldringburn Dunfermline KY12 9EG

Application Permitted - no conditions

68 **Application No:** 21/03186/FULL

Date Decision Issued: 17/01/2022

Ward: Glenrothes Central And Thornton

Proposal: Pitched roof extension and formation of external stair to rear of flat

Location: Flat A 11 Main Street Thornton Glenrothes Fife KY1 4AF

Applicant: Mr Michael Catignani Flat A, 11 Main Street Thornton KY1 4AF

Agent: Darren Beresford 237 Baldringburn Dunfermline KY12 9EG

Application Permitted - no conditions

69 **Application No:** 21/03758/FULL

Date Decision Issued: 21/01/2022

Ward: Glenrothes Central And Thornton

Proposal: Installation of 2 no. electric vehicle charging points, feeder pillar and associated development

Location: Mcdonalds Drive Through Queensway Industrial Estate Flemington Road
Glenrothes Fife KY7 5QF

Applicant: Miss Rachael Kendrew InstaVolt Ltd 6 Cedarwood Chineham Park
Basingstoke Hampshire RG24 8WD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Groundworks shall be carried out in accordance with the Volume 4: NJUG Guidelines for The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2), unless otherwise agreed in advance, in writing, by the planning authority.

Reason(s):

1. In the interests of safeguarding trees.

Ward: Glenrothes North, Leslie And Markinch
Proposal: Formation of hardstanding areas and erection of walls, balustrades and steps to front of dwellinghouse (part retrospect)
Location: 41 Prinlaws Road Leslie Fife KY6 3BL
Applicant: Mr K Ritchie 41 Prinlaws Road Glenrothes KY6 3BL
Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the hereby approved 0.5m high glazed screen shall be obscure-glazed and installed to the west side wall of the middle hardstanding area prior to that area coming into use, and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interest of residential amenity, to mitigate direct overlooking to the front elevation windows of No. 43 to the west side of the site.

71 **Application No:** 21/01573/LBC

Date Decision Issued: 13/01/2022

Ward: Glenrothes North, Leslie And Markinch

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

Location: Elmbank House 104 High Street Leslie Glenrothes Fife KY6 3DB

Applicant: Mrs Natalie Bloomer 104 High Street Leslie KY6 3DB

Agent:

Application Permitted - no conditions

72 **Application No:** 21/02484/FULL

Date Decision Issued: 13/01/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of replacement windows and door

Location: Elmbank House 104 High Street Leslie Glenrothes Fife KY6 3DB

Applicant: Mrs Natalie Bloomer 104 High Street Leslie KY6 3DB

Agent:

Application Permitted - no conditions

73 **Application No:** 21/03164/CAC

Date Decision Issued: 18/01/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Conservation area consent for demolition of building to rear of dwellinghouse

Location: 92 High Street Leslie Glenrothes Fife KY6 3DB

Applicant: Mrs Moira Foster 92 High Street Leslie KY6 3DB

Agent:

Application Permitted - no conditions

74 **Application No:** 21/03089/LBC

Date Decision Issued: 21/01/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent for repair works to boundary walls

Location: Kirk On The Green Greenside Leslie Fife

Applicant: Fife Council Fife Council Fife House North Street Glenrothes

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

Application Permitted - no conditions

75 **Application No:** 21/03092/FULL

Date Decision Issued: 21/01/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Repair works to boundary walls

Location: Kirk On The Green Greenside Leslie Fife

Applicant: Fife Council Fife Council Fife House North Street Glenrothes

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

Application Permitted - no conditions

76 **Application No:** 21/03539/FULL **Date Decision Issued:** 21/01/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Cuinin Road Star Glenrothes Fife KY7 6ZB

Applicant: Mr & Mrs Kenny & Jane Putka 1 Cuinin Road Star KY7 6ZB

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

77 **Application No:** 18/02342/NMV3

Date Decision Issued: 05/01/2022

Ward: Glenrothes West And Kinglassie

Proposal: Application for the approval of Matters Specified in Conditions - Condition 2 plus the discharge of Conditions 10 (Datum Point), 13 (Landscaping) and 18 (Noise Assessment), solely in relation to the Energy Recovery Facility (and associated Auxiliary Energy Centre) component of the Westfield Restoration and Regeneration Project, as approved in principle under permission reference: 16/03661/EIA (Non Material Variation to incorporate design amendments to 18/02342/ARC)

Location: Westfield O C C S Fife

Applicant:

Agent: AXIS Jonathan Maginness Camellia House 76 Water Lane Wilmslow Cheshire SK9 5BB

Application Permitted - no conditions

78 **Application No:** 21/03661/CLP

Date Decision Issued: 20/01/2022

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of lawfulness (proposed) for the introduction of an online shop within the existing warehouse (Class 6) and distillery site (Class 5)

Location: John Fergus And Co Ltd Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

Applicant: Mr Ian Palmer Inchdairnie Distillery Whitecraigs Road Glenrothes United Kingdom KY6 2RX

Agent:

Application Permitted - no conditions

79 **Application No:** 21/03654/FULL **Date Decision Issued:** 11/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse and installation of dormer to front and rear

Location: Garden Cottage Birkhill Estate Balmerino Cupar Fife KY15 4QN

Applicant: Mr Harry Scrymgeour Garden Cottage Birkhill Estate Balmerino Cupar Fife KY15 4QN

Agent: Fraser Pitkeathly 20 Grange Road Monifieth Dundee Scotland DD5 4LR

Application Permitted - no conditions

80 **Application No:** 21/03690/FULL **Date Decision Issued:** 11/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extensions to the front and side of dwellinghouse including raised decking

Location: The Old Paddock 8 Auchtermuchty Road Dunshalt Cupar Fife KY14 7ET

Applicant: Mrs Fiona Smith The Old Paddock 8 Auchtermuchty Road Dunshalt Cupar Fife KY14 7ET

Agent: GORDON MORTON LOMOND COTTAGE 1 REGENT TERRACE
DUNSHALT SCOTLAND KY14 7HB

Application Permitted - no conditions

81 **Application No:** 21/02631/LBC **Date Decision Issued:** 12/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Conversion of existing outbuildings to form new dwellinghouse with associated parking

Location: 39 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Mr John Darcy Orchard House 39 High Street Auchtermuchty United Kingdom KY14 7AP

Agent: GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted - no conditions

82 **Application No:** 21/03635/FULL **Date Decision Issued:** 13/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of summerhouse

Location: Beech House School Brae Letham Cupar Fife KY15 7RN

Applicant: Mr Christian Foster Beech House School Brae Letham Cupar Fife KY15 7RN

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of rooflights, installation of replacement windows and roof slates, and internal alterations

Location: Ivy Cottage Cross Wynd Falkland Cupar Fife KY15 7BE

Applicant: Mr D Millar Ivy Cottage Crosswynd Falkland Scotland KY15 7BE

Agent: Mahfooz Ahmed 27 Lorne Court Glenrothes Scotland KY6 2BW

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.
2. PRIOR TO ANY WORKS COMMENCING ON SITE, finalised details of the replacement Welsh slate tiles shall be submitted for written approval by Fife Council as Planning Authority.

FOR THE AVOIDANCE OF DOUBT, the replacement slates shall match the adjoining property in terms of colour, form, dimensions, layout and detailing.

3. FOR THE AVOIDANCE OF DOUBT, the rooflights shall be of a Conservation type with a central glazing bar.

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.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the listed building and character 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 Falkland Conservation Area and Category C Listed Building.

84 **Application No:** 21/03425/FULL **Date Decision Issued:** 14/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of rooflights, installation of replacement windows and roof slates

Location: Ivy Cottage Cross Wynd Falkland Cupar Fife KY15 7BE

Applicant: Mr D Millar Ivy Cottage Crosswynd Falkland Scotland KY15 7BE

Agent: Mahfooz Ahmed 27 Lorne Court Glenrothes Scotland KY6 2BW

Application Permitted - no conditions

85 **Application No:** 21/02968/LBC

Date Decision Issued: 18/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for alterations to existing hardstanding

Location: 101 High Street Newburgh Cupar Fife KY14 6DA

Applicant: Mrs Steve Jolly 8 The Den Letham Forfar United Kingdom DD8 2PY

Agent:

Application Permitted - no conditions

86 **Application No:** 21/02969/FULL

Date Decision Issued: 18/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations and formation of replacement hardstanding

Location: 101 High Street Newburgh Cupar Fife KY14 6DA

Applicant: Mrs Steve Jolly 8 The Den Letham Forfar United Kingdom DD8 2PY

Agent:

Application Permitted - no conditions

87 **Application No:** 21/03393/CLP

Date Decision Issued: 20/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from 2 flatted dwellings to 1 dwellinghouse

Location: 227 High Street Newburgh Cupar Fife KY14 6DY

Applicant: Mr Iain Simpson 227 High Street Newburgh Cupar United Kingdom KY14 6DY

Agent:

Application Permitted - no conditions

88 **Application No:** 21/03550/FULL **Date Decision Issued:** 20/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations including installation of vent grill, replacement rooflights, roof tiles and rainwater goods to the rear of dwellinghouse (retrospective)

Location: 4 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Mrs Zoe Barrie 4 Shuttlefield Newburgh Cupar Fife KY14 6DT

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

Application Permitted - no conditions

89 **Application No:** 21/03551/LBC

Date Decision Issued: 20/01/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for external alterations including installation of vent grill, replacement rooflights, roof tiles and rainwater goods to the rear of dwellinghouse (works complete)

Location: 4 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Mrs Zoe Barrie 4 Shuttlefield Newburgh Scotland KY14 6DT

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast**Proposal:** Erection of agricultural building**Location:** Halhill Farmhouse Collessie Cupar Fife KY15 7RH**Applicant:** Mr Willie Barr Halhill Farmhouse Collessie Cupar Fife KY15 7RH**Agent:** James Henderson Brantwood Oliverburn Pitroddie Perth Perthshire PH2 7NU**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.

91 **Application No:** 21/03552/FULL **Date Decision Issued:** 04/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 22 Whites Quay Dalgety Bay Dunfermline Fife KY11 9HT

Applicant: Mr Stuart Head 22 Whites Quay Dalgety Bay Dunfermline Fife KY11 9HT

Agent: Sam Stone 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of cafe (Class 3) with ancillary drive thru (Sui generis) and gymnasium (Class 11) with associated access, parking, outdoor seating area and landscaping (Section 42 application to remove Condition 4 of 21/00228/FULL)

Location: Land To North East Of Ridge Way Hillend Industrial Park Dalgety Bay Fife

Applicant: Cuppacoff Sc Ltd 34-36 London Road Wembley London England HA9 7EX

Agent: Matt Phillips Fitted Rigging House The Historic Dockyard Chatham Kent England ME4 4TZ

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

1. Prior to the new café, drive-thru and gym becoming operational, the full extent of the landscaping and boundary treatment as detailed on the proposed site plan hereby approved shall be implemented in full for the lifetime of the development unless otherwise agreed in writing with the Council as Planning Authority.
2. Prior to the new café and drive-thru and/or gymnasium becoming operational, there shall be provided within the curtilage of the site 52 car parking spaces and 8 cycle parking spaces as shown on the Proposed Site Plan (Document 03). The design and layout of these spaces shall be in accordance with current Fife Council Transportation Development Guidelines and the parking spaces shall be retained for the lifetime of the development.
3. The construction and delineation of the parking, manoeuvring, servicing, turning and access driveway areas shall be to the satisfaction of the planning authority. Work shall include the provision of a footpath/cyclepath link between the Western Access Road Toucan crossing and the front doors of the premises.
4. Prior to the new café and drive-thru and/or gymnasium becoming operational, the relocated dropped-kerb pedestrian crossing at the junction of the site access with Ridge Way shall be constructed in accordance with current Fife Council Transportation Development Guidelines.
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.

Reason(s):

1. In the interests of visual amenity.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of pedestrian safety; to ensure the provision of adequate pedestrian crossing facilities.
5. To ensure all contamination within the site is dealt with.

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for installation of 8 No. replacement windows to front and erection of gate

Location: 34 High Street Inverkeithing Fife KY11 1NN

Applicant: WM Inverkeithing Ltd Springfield Polton Road West Lasswade Scotland EH18 1EB

Agent: David Willis 38 Dean Park Mews Edinburgh Scotland EH4 1ED

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.

94 **Application No:** 21/03534/FULL **Date Decision Issued:** 05/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 8 No. replacement windows to front and erection of gate

Location: 34 High Street Inverkeithing Fife KY11 1NN

Applicant: WM Inverkeithing Springfield Polton Bank West Lasswade United Kingdom
EH18 1EB

Agent: David Willis 38 Dean Park Mews Edinburgh Scotland EH4 1ED

Application Permitted - no conditions

95 **Application No:** 21/03602/FULL

Date Decision Issued: 05/01/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 19 Dovecot Park Aberdour Burntisland Fife KY3 0TE

Applicant: Mrs Martha MacRae 19 Dovecot Park Aberdour Burntisland Fife KY3 0TE

Agent:

Application Permitted - no conditions

96 **Application No:** 21/03629/FULL **Date Decision Issued:** 05/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement windows in flatted dwelling

Location: 9 Donibristle House Dalgety Bay Dunfermline Fife KY11 9DD

Applicant: Mrs Gillian Ross 9 Donibristle House Dalgety Bay Dunfermline Fife KY11 9DD

Agent: Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland
KY13 8GA

Application Permitted - no conditions

97 **Application No:** 21/03484/FULL

Date Decision Issued: 07/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations to external staircase

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

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

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

Application Permitted - no conditions

98 **Application No:** 19/01079/CLP

Date Decision Issued: 12/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for change of use from restaurant and cafe (Class 3) to retail (Class 1)

Location: Specsavers 4 Ridge Way Hillend Industrial Park Dalgety Bay Dunfermline Fife KY11 9AB

Applicant: Specsavers Optical Superstores Ltd Forum 6 Solent Business Park Whitely United Kingdom PO15 7PA

Agent: Emma Morrison First Floor South Wing Great Park Road Equinox North Almondsbury United Kingdom BS32 4QL

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay**Proposal:** Erection of domestic garage**Location:** 4 Mill Farm Steading Mill Farm Road Aberdour Burntisland Fife KY3 0RG**Applicant:** Mr Dave Stewart 4 Mill Farm Steading Mill Farm Road Aberdour Burntisland Fife KY3 0RG**Agent:** Louisa McGuigan 6 1 Telford Grove Edinburgh Scotland EH4 2UL**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.

100**Application No:** 21/02561/LBC

Date Decision Issued: 13/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for internal and external alterations to allow for installation of wi-fi

Location: Inverkeithing Railway Station Boreland Road Inverkeithing Fife KY11 1NJ

Applicant: Abellio Scotrail 5th Floor, Culzean Building 36 Renfield Street Glasgow Scotland G2 1LU

Agent: Emma Hunter Studio 1, Doges, Templeton on the Green 62 Templeton Street Glasgow United Kingdom G40 1DA

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay**Proposal:** Listed building consent for installation of 3 no vending machines**Location:** Inverkeithing Railway Station Boreland Road Inverkeithing Fife KY11 1NJ**Applicant:** Abellio ScotRail Limited 5th Floor, Culzean House 36 Renfield Street Glasgow Scotland G2 1LU**Agent:** Emma Hunter Studio 1, Doges, Templeton on the Green 62 Templeton Street Glasgow United Kingdom G40 1DA**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. To ensure the proposal meets the principle of reversibility, the platform, fencing and waiting room are to be altered as little as possible and where cable routes necessitate alteration they should be repaired afterwards by skilled crafts people in matching materials and methods.

Reason(s):

1. In the interest of preserving the character and setting of the listed railway station.

Ward: Inverkeithing And Dalgety Bay

Proposal: Re-roofing of dwellinghouse

Location: Craig Dhu Cottage Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

Applicant: Mr Tom Daly Craig Dhu Cottage Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, samples of the existing and proposed tiles shall be submitted for prior 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 of the area.

Ward: Inverkeithing And Dalgety Bay
Proposal: Alterations to dwellinghouse to form attic conversion including raising roof ridge height and alterations to garage
Location: 5 Carlingnose Park North Queensferry Inverkeithing Fife KY11 1EX
Applicant: Mr Gavin Foster 5 Carlingnose Park North Queensferry UK KY11 1EX
Agent: Gordon Dunn 237 Baldringburn Dunfermline United Kingdom KY12 9EG

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

1. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority. BEFORE ANY WORKS COMMENCE ON SITE finalised details of all materials shall be submitted for written approval after which point all works shall be carried out as agreed.

Reason(s):

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

104 **Application No:** 21/03837/CLP

Date Decision Issued: 18/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for a single storey side/rear extension

Location: 39 Woodlands Bank Dalgety Bay Dunfermline Fife KY11 9SX

Applicant: Mrs Pauline McPherson 39 Woodlands Bank Dalgety Bay Scotland KY11 9SX

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Single storey extension to rear of dwellinghouse to provide disability accessible accomodation
Location: 20 Fordell Bank Dalgety Bay Dunfermline Fife KY11 9NP
Applicant: Ms Caroline Meekin 40 Fordell Bank Dalgety Bay UK KY11 9NP
Agent: Adrian Neville 12 Post Office Lane North Queensferry Fife KY11 1JP

Application Refused

Reason(s):

1. The proposal is contrary to Policies 1 and 10 of the FIFEplan (2017) Local Development Plan and the associated Fife Council Customer Guidelines on Garden Ground. The proposed extension will have a detrimental impact on the visual amenity of the surrounding area and result in overdevelopment of the plot with potential for significant overlooking of the neighbouring properties curtilage. There are no material reasons that outweigh this conclusion.

106 **Application No:** 21/03673/FULL

Date Decision Issued: 19/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Extension to side and rear of dwellinghouse

Location: 1 Home Park Aberdour Burntisland Fife KY3 0XA

Applicant: Elsa Weatherley-Godard 17 The Glebe Aberdour Burntisland Fife KY3 0UN

Agent: Svein Mjeldheim 11 Crescent Road Lundin Links Fife KY8 6AE

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Planning permission in principle for the erection of a dwellinghouse
Location: Bouprie Farm Bouprie Burntisland Fife KY3 0RP
Applicant: The Firm Of Stephen J Kerr Bouprie farm Inverkeithing Road Aberdour Scotland KY3 0RP
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 Specified By Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not more than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings. This plan should be sufficient to identify the land to which it relates and should show the situation of the land in relation to the locality and in relation to neighbouring land;
 - (b) Detailed plans to a scale of not more than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, ground levels, boundary treatments, off-street parking and the bin storage location;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally for walls, windows, roofs and rainwater goods. The construction of the proposal shall also be of non-vulnerable construction due to its location within a statutory explosives outer safeguarding zone and details of this shall also be submitted;
 - (d) Detailed drawings and evidence illustrating the developments' compliance with Fife Councils Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;
 - (e) A supporting statement illustrating the development's compliance with Making Fife's Places Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;
 - (f) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018);
 - (g) Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall show the provision of a hedge on the site which would enable a private garden ground area of at least 100 square metres to be provided.;
 - (h) Details of the energy efficiency measures and energy generating technologies which would be incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (i) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

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

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.

108 **Application No:** 21/03627/CLP

Date Decision Issued: 21/01/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for amalgamation of two flatted dwellings (nos. 13 and 14) (Sui Generis) to form one flatted dwelling (Sui Generis)

Location: 13 East Courtyard Hewitt Place Aberdour Burntisland Fife KY3 0TQ

Applicant: Mr Bruce Drummond 13 Hewitt Place Aberdour UK KY3 0TQ

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

Application Permitted - no conditions

109 **Application No:** 21/03675/FULL

Date Decision Issued: 12/01/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows

Location: 7 Swan Road Kirkcaldy Fife KY1 1UZ

Applicant: Mr Steven Cameron 7 Swan Road Kirkcaldy Fife KY1 1UZ

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Erection of 23 dwellings and associated works including: roads and parking; drainage; landscaping and erection of walls (amendment in part to 19/03653/FULL)

Location: Viewforth High School Loughborough Road Kirkcaldy Fife KY1 3DE

Applicant: Viewforth Development Ltd Clock Tower 1 Jackson Entry Edinburgh UK EH8 8PJ

Agent: Jackie Walsh Clock Tower 1 Jackson Entry Edinburgh UK EH8 8PJ

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE unless and until the wayleave for the proposed overflow pipe to the west of the site is secured and the impact of the overflow on the network is reviewed and confirmed as acceptable by Scottish Water. Confirmation of both of these items shall be submitted to and approved in writing by the planning authority.
2. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
3. PRIOR TO OCCUPATION OF THE FIRST UNIT, 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 site accesses with Loughborough Road and Viewforth Gardens and the internal junctions, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
4. Prior to occupation of any house within plots R22 and R23 there shall be provided within each plot 2 off-street car parking spaces.
5. Prior to occupation of the first house within plots R1 - R21, the off-street car parking spaces within the communal car park shall be provided in accordance with the approved site plan.
6. PRIOR TO ANY WORKS COMMENCING ON SITE, wheel cleaning details shall be submitted for the prior approval of Fife Council as Planning Authority, being provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
7. PRIOR TO ANY WORKS COMMENCING ON SITE, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.
It shall provide the following details:
 - Site working hours;
 - Adherence to good practise in protecting the environment and ecology;
 - Dust, noise and vibration suppression; and
 - Protection of water environment.
8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice

for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.

9. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 8;. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

11. BEFORE ANY WORKS START ON SITE, the developer shall submit a tree protection plan for prior written approval. Once agreed, the approved measures shall be implemented prior to any works commencing, to safeguard the trees on the site during development operations. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
12. Vegetation clearance shall not take place at any time between March and August (inclusive) each calendar year unless otherwise agreed in writing with the Planning Authority.
13. BEFORE ANY CONSTRUCTION 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. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
14. 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.
15. PRIOR TO ANY WORKS COMMENCING ON SITE, details (including samples) of the specification and colour of all proposed external finishes shall be submitted for approval in writing by the Planning Authority.
16. BEFORE ANY WORKS STARTS ON SITE, final boundary treatment details shall be submitted and approved in writing by Fife Council as planning authority: The development shall be implemented in accordance with the details approved through this condition.
17. WITHIN ONE MONTHS OF THE SUDS BEING COMPLETED, Appendix 5 - Confirmation of future

maintenance of Sustainable Apparatus (Fife's SuDS - Design Criteria Guidance Note) and Appendix 6 - Confirmation of Sustainable Drainage System Constructed to Current Best Practice (Fife's SuDS - Design Criteria Guidance Note) shall be submitted for approval in writing by the Planning Authority.

Reason(s):

1. to ensure that an appropriate overflow is adequately catered for in the interests of flood prevention and capacity issues.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads
7. To ensure the environment in and around the site and residential amenity is protected during construction.
8. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.
11. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations and in perpetuity.
12. In the interests of ecology, to minimise disruption within the bird nesting season.
13. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
14. 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.
15. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
16. In the interest of visual amenity.
17. To ensure the SUDS construction has been completed in accordance with the appropriate guidance.

111 **Application No:** 21/03684/FULL

Date Decision Issued: 10/01/2022

Ward: Kirkcaldy East

Proposal: Erection of domestic garage

Location: 12 Boreland Road Kirkcaldy Fife KY1 2YG

Applicant: Mr Owen Maxwell 12 Boreland Road Kirkcaldy Scotland KY1 2YG

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Installation of replacement plant equipment with associated works

Location: Aldi Stores Ltd 20 Mckenzie Street Kirkcaldy Fife KY1 2DJ

Applicant: Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and for the lifetime of the development, the total noise from all plant, machinery or equipment hereby approved 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, as detailed in the approved Acoustic Report dated 24th September 2021 by Paul Horsley Acoustics Limited (Fife Council Reference 07).

Reason(s):

1. In the interests of safeguarding the amenity of the surrounding premises.

Ward: Leven, Kennoway And Largo
Proposal: Siting of 6 holiday pods with associated infrastructure and parking
Location: Cuffabout House Cupar Road Leven Fife KY8 5NJ
Applicant: Glenview Caravan Park Limited 8 Mitchell Street Leven Scotland KY8 4HJ
Agent: Andrew Megginson 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

Application Refused**Reason(s):**

1. In the interests of pedestrian and road safety in terms of substandard visibility splay onto the B927, substandard private access in terms of insufficient road width, alignment, footway provision, maintenance and drainage; the proposed development does not accord with the related provisions of Policies 1 and 3 of the Adopted FIFEplan Local Development Plan (2017) and the related provisions of Appendix G: Fife Council Transportation Development Guidelines/Making Fife's Places Supplementary Guidance (2018); and there are no relevant material considerations of such weight as to indicate that these provisions should not be accorded the priority given to them by Section 25 of the Town and Country Planning (Scotland) Act 1997.

114**Application No:** 21/03125/FULL

Date Decision Issued: 11/01/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from open space to private garden ground and erection of timber fence and gates (retrospective)

Location: 14 Kilmux Park Kennoway Leven Fife KY8 5SU

Applicant: Mr Steven Weild 14 Kilmux Park Kennoway Leven Fife KY8 5SU

Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Formation of off street parking (retrospective)
Location: 11 Station Park Lower Largo Leven Fife KY8 6DR
Applicant: Mr J SCOTT 11 Station Park Lower Largo Leven Fife KY8 6DR
Agent: SCOTT RAFFERTY 24 FERNHILL DRIVE WINDYGATES LEVEN FIFE KY8 5ED

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed driveway, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6m above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the boundary hedge will require to be removed to allow for the visibility splay to be implemented.
2. Prior to the first use of the proposed driveway, 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).
3. Prior to the first use of the proposed driveway, 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 safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

Ward: Leven, Kennoway And Largo
Proposal: Application for matters specified in conditions for the erection of one dwellinghouse and associated works
Location: Land To The East Of Kilmux House Leven Fife
Applicant: The Firm Of W.M. Arnot Kilmux Kilmux LEVEN U.K. KY8 5NW
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 any works starting on site, visibility splays of 3m x 210m to the North East and 3m x210m to the South West shall be provided at the junction access where it meets with the existing A916 Classified Public Road. The visibility splays shall thereafter be 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 occupation of the proposed dwellinghouse, the first 3m of the private access behind the adjacent A916 classified public road shall be surfaced in a paved material (not concrete slabs) All works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 3 off-street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
5. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
6. Prior to the occupation of the proposed dwellinghouse, passing places shall be provided that are intervisible with each other and shall be no more that 150m apart along the length of the private access driveway.
7. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction and to ensure that deleterious materials are not dragged onto the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
6. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on narrow carriageway/private access driveways.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted

Ward: Leven, Kennoway And Largo
Proposal: Subdivision of partly-flatted dwelling (Sui Generis) to form dwellinghouse (Class 9) and flatted dwelling (Sui Generis)
Location: Sunbeam Inn Jordan Lane Kennoway Leven Fife KY8 5JZ
Applicant: Mr Bill Torrance Kennoway Inn Jordan Lane Kennoway Leven Scotland KY8 5JZ
Agent: Scott Dryburgh Kenmark Well Causewayhead Kennoway Scotland KY8 5LB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF THE DWELLINGS HEREBY APPROVED, and notwithstanding the details set out in the submitted drawings, the windows serving the dwellings hereby approved shall have been upgraded or replaced so as to accord with the window and tricklevent standards recommended in the noise report hereby approved.

Reason(s):

1. In the interests of residential amenity.

Ward: Leven, Kennoway And Largo
Proposal: Erection of workshop/studio (demolition of existing garage)
Location: Building At East End Of The Temple Lower Largo Fife
Applicant: Mr Paul Delaney Unit 5 Baltimore Road Glenrothes Fife KY6 2PJ
Agent: Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved shall only be used as a workshop/studio and for the avoidance of doubt the building shall not be used as a dwellinghouse or flat.
2. The Right of Way to the south of the application site shall be kept open throughout the duration of constructions works and thereafter unless otherwise agreed in writing with the Council as Planning Authority.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

Reason(s):

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

119 **Application No:** 21/03754/APN

Date Decision Issued: 20/01/2022

Ward: Leven, Kennoway And Largo

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

Location: Blacketyside Farm Shop Largo Road Leven Fife KY8 5PX

Applicant: Mr Robert Todd Blacketyside Farm Leven Leven United Kingdom KY8 5PX

Agent:

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty**Proposal:** Proposed upgrade to an existing play park.**Location:** Lochore Meadows Country Park Lochore Meadows Lochore Lochgelly Fife KY5 8BA**Applicant:** Fife Council Rothesay House Rothesay place Glenrothes fife KY7 5PQ**Agent:** David McDougall bankhead central Ground floor, bankhead central Glenrothes fife scotland KY7 6GH**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.

Ward: Lochgelly, Cardenden And Benarty**Proposal:** Erection of dwellinghouse**Location:** Gospel Hall Southfield Avenue Ballingry Lochgelly Fife KY5 8JP**Applicant:** Mr & Mrs D Weir 13 Kidd Street Kirkcaldy Scotland KY1 2ED**Agent:** Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. 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 prior to house occupation. 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).
2. Prior to the occupation of the dwelling, 3 off-street parking shall be provided within the curtilage of the site, in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines and as per the layout shown on Drawing No SP1.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure all contamination within the site is dealt with.

Ward: Lochgelly, Cardenden And Benarty
Proposal: One and a half storey extension to side of dwellinghouse
Location: 21 Dundonald Park Dundonald Cardenden Lochgelly Fife KY5 0BZ
Applicant: Mr Michael Lukeatic 21 Dundonald Park Dundonald KY5 0BZ
Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the extended part of the dwelling, the extended driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
3. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved amended drawing 01A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

Ward: Lochgelly, Cardenden And Benarty
Proposal: Single storey extension to rear and enlargement of window to side of flat
Location: 31 Denfield Gardens Dundonald Cardenden Lochgelly Fife KY5 0DE
Applicant: Mr Roy Hunter 31 Denfield Gardens Cardenden KY5 0DE
Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

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. For the avoidance of doubt, the existing rear garden outbuildings shall be removed from the site prior to the commencement of works on the approved extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interest of residential amenity; to prevent overdevelopment of the rear garden area and retain an acceptable extent of usable garden ground provision for the extended property.

124**Application No:** 21/03234/FULL

Date Decision Issued: 20/01/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of 44 dwellinghouses with associated infrastructure and landscaping (substitution of housetype on plot 134. 141 and 142 from 20/01448/FULL)

Location: Site Adjacent To The Avenue Lochgelly Fife

Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Application Permitted - no conditions

125Application No: 21/03235/FULL

Date Decision Issued: 20/01/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of 14 dwellinghouses with associated infrastructure and landscaping (Substitution of housetype on plots 118, 148, 149 and 150 from 20/01449/FULL)

Location: Site Adjacent To The Avenue Lochgelly Fife

Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Application Permitted - no conditions

126 **Application No:** 21/03167/FULL

Date Decision Issued: 21/01/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from care home (Class 8) to dwellinghouse (Class 9)

Location: 19 Derran Drive Bowhill Cardenden Lochgelly Fife KY5 0JG

Applicant: Ms Claire Robinson Airlie House Saltire Centre Pentland Park Glenrothes
Scotland KY6 2AG

Agent:

Application Permitted - no conditions

Ward: Rosyth

Proposal: Approval required by condition for the construction of footpaths, cyclepaths, footbridge and vehicle bridge (Conditions 1h, 32(b) and 37 of 11/06658/PPP) (Section 42 application for the removal of condition 1 of 15/00810/ARC for the erection of boundary fence)

Location: Site To The West Of Camdean Primary School Admiralty Road Rosyth Fife

Applicant: Mr Keith Punler Kiloran Hall Middle Balado Kinross United Kingdom KY13 ONH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Full details (including position, materials and appearance) of the 1.2 metre high fence to be positioned along the southern boundary of the footpath within the school grounds shall be submitted within 1 month of the date of this permission. Thereafter, the fence should be fully constructed within 3 months of the details being agreed.
2. To accommodate the road bridge, the bus turning circle to the north of the site shall be retained and reconstructed. The details of the reconstruction of the bus turning circle, including the appropriate signing and road markings; provision of a bus stop, hardstanding, shelter, flag, information board and recycling area, shall be provided as agreed, unless otherwise agreed in writing with Fife Council as Planning Authority. The bus turning circle shall be complete to the satisfaction of Fife Council as Planning Authority prior to the road bridge coming into operation.

Reason(s):

1. To provide a boundary between the footpath and the school.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

128**Application No:** 21/02533/CLE

Date Decision Issued: 13/01/2022

Ward: Rosyth

Proposal: Certificate of Lawfulness (Existing) for use of 6 flatted dwellings as HMO's for 4 people (Sui Generis)

Location: 75-85 Castle Road Rosyth Dunfermline Fife KY11 2AR

Applicant: Netlatch Ltd Dockyard Digs Management Suite Globe Road Rosyth Fife KY11 2AQ

Agent: Richard Phillips Bank House 20A Strathearn Road Edinburgh United Kingdom EH9 2AB

Application Permitted - no conditions

129 **Application No:** 21/02557/FULL

Date Decision Issued: 13/01/2022

Ward: Rosyth

Proposal: Extension to car park

Location: Axon Agora Unit F Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Applicant: Axon' Cable Ltd Axon' Cable Ltd Admiralty Park Rosyth Scotland KY11 2YW

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

Application Permitted - no conditions

130 **Application No:** 21/03005/FULL

Date Decision Issued: 13/01/2022

Ward: Rosyth

Proposal: Change of use from Office (Class 2) to dwellinghouse (Class 9), extension to the rear and replacement windows

Location: Ivy Cottage Church Lane Limekilns Dunfermline Fife KY11 3HP

Applicant: Ms Angela Whyte 25 25 BRIGHOUSE PARK CROSS Edinburgh United Kingdom EH4 6GZ

Agent:

Application Permitted - no conditions

Ward: Rosyth
Proposal: Erection of a replacement porch to front of dwellinghouse
Location: 6 East Harbour Road Charlestown Dunfermline Fife KY11 3EA
Applicant: Mr & Mrs - Walmsley 6 East Harbour Road Charlestown United Kingdom KY11 3EA
Agent: John Gordon 3 Dean Acres Comrie Dunfermline Scotland KY12 9XS

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.

132**Application No:** 21/03527/CLP

Date Decision Issued: 17/01/2022

Ward: Rosyth

Proposal: Certificate of lawfulness (proposed) for amalgamation of two flatted dwellings (Sui Generis) to form dwellinghouse (Class 9)

Location: Pierhead House 21 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Ms Karen Masterton 19 Main Street Limekilns Scotland KY11 3HL

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

Application Permitted - no conditions

133 **Application No:** 21/03559/FULL

Date Decision Issued: 21/01/2022

Ward: Rosyth

Proposal: Extension to side of garage to rear of dwellinghouse

Location: 4 Charles Way Limekilns Dunfermline Fife KY11 3JN

Applicant: Mrs Halina Anderson 4 Charles Way Limekilns KY11 3JN

Agent: Darren Beresford 237 Baldringburn Dunfermline KY12 9EG

Application Permitted - no conditions

134 **Application No:** 21/03617/FULL

Date Decision Issued: 21/01/2022

Ward: Rosyth

Proposal: Installation of replacement windows and door to rear of dwellinghouse

Location: 14A Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

Applicant: Mr John O'Reilly 14A Brucehaven Road Limekilns KY11 3HZ

Agent: Shiraz Riaz 1 Albany Place Broadwater Place Welwyn Garden City
Hertfordshire AL7 3BT

Application Permitted - no conditions

135**Application No:** 21/03822/CLE

Date Decision Issued: 04/01/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for change of use of dwelling to form HMO for 3 occupants

Location: 11A City Road St Andrews Fife KY16 9XQ

Applicant: Mr Ross Marshall 20 Ravelston Dykes Edinburgh Scotland EH4 3DE

Agent: Alastair Brown 12A Hope Street St Andrews Scotland KY16 9HJ

Application Permitted - no conditions

136 **Application No:** 21/03643/CLP

Date Decision Issued: 05/01/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for single storey side extension formation of doors to rear

Location: 74 Lawmill Gardens St Andrews Fife KY16 8QS

Applicant: Mr Conor O'Leary 74 Lawmill Gardens St Andrews Scotland KY16 8QS

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

Application Permitted - no conditions

137 **Application No:** 21/03053/FULL

Date Decision Issued: 06/01/2022

Ward: St. Andrews

Proposal: Alterations and two storey extension to side of dwellinghouse

Location: 51 Tom Morris Drive St Andrews Fife KY16 8EN

Applicant: Paul Martin 51 Tom Morris Drive St Andrews Fife KY16 8EN

Agent:

Application Permitted - no conditions

138**Application No:** 21/03434/FULL

Date Decision Issued: 06/01/2022

Ward: St. Andrews

Proposal: Installation of stair barrier

Location: Deans Court South Street St Andrews Fife KY16 9QT

Applicant: Mr John Calcutt Walter Bower House Main Street Guardbridge St Andrews
United Kingdom KY16 0US

Agent: John Dawson Jack Fisher Partnership 7 Alexandra Place St Andrews United
Kingdom KY16 9XE

Application Permitted - no conditions

139**Application No:** 21/03437/LBC

Date Decision Issued: 06/01/2022

Ward: St. Andrews

Proposal: Listed Building Consent for installation of stair barrier

Location: Deans Court South Street St Andrews Fife KY16 9QT

Applicant: Mr John Calcutt Walter Bower House Main Street Guardbridge St Andrews
United Kingdom KY16 0US

Agent: John Dawson Jack Fisher Partnership 7 Alexandra Place St Andrews United
Kingdom KY16 9XE

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Change of use from agricultural land to dog exercise field with off street parking**Location:** Land Adjacent To Brownhills Garage Brownhills St Andrews Fife**Applicant:** Ms Louise Shaffer Bonnyton Farm Bonnyton Moor Road Eaglesham Scotland G76 0PY**Agent:** John Hutton 23 Marshall Gardens Kilmaurs Kilmarnock Scotland KA3 2TZ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the first use of the proposed access and dog exercise field, details of the entry and exit system to be used shall be submitted to and approved in writing by Fife Council as Planning Authority.
2. Prior to the first use of the proposed access and dog exercise field, there shall be provided within the curtilage of the site, a maximum of 5 No. off street parking spaces.
3. Prior to the first use of the proposed access and dog exercise field, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure that only those using the dog walking facility can gain access to the parking area.
2. In the interest of road safety; to ensure that off street parking is limited to the number of spaces required for the expected use of the site. A maximum standard has been applied to this application to discourage additional parking within the site which would introduce increased vehicular movements over a rural access.
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.

141 **Application No:** 21/03633/FULL

Date Decision Issued: 10/01/2022

Ward: St. Andrews

Proposal: External alterations including application of limewash

Location: The Roundel 1 South Street St Andrews Fife KY16 9QS

Applicant: University Of St Andrews Woodburn Place Woodburn Place St Andrews Fife
KY16 8LA

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

Application Permitted - no conditions

142**Application No:** 21/03634/LBC

Date Decision Issued: 10/01/2022

Ward: St. Andrews

Proposal: Listed building consent for application of limewash

Location: The Roundel 1 South Street St Andrews Fife KY16 9QS

Applicant: University Of St Andrews Woodburn Place Woodburn Place St Andrews Fife
KY16 8LA

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

Application Permitted - no conditions

143**Application No:** 21/03677/FULL

Date Decision Issued: 10/01/2022

Ward: St. Andrews

Proposal: Replace windows and door including associated timber cover plates.

Location: St Andrews Links Golf Shop Golf Place St Andrews Fife KY16 9JA

Applicant: St Andrews Links Trust Pilmour House Pilmour House St Andrews UK KY16 9SF

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Alterations, single storey extension and dormer extension to rear of dwellinghouse**Location:** 59 Ruthven Place St Andrews Fife KY16 8SJ**Applicant:** Mr Niall Duncan 59 Ruthven Place St. Andrews Scotland KY16 8XF**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE THE PROPOSED DEVELOPMENT IS OCCUPED, 2 off-street parking spaces shall be provided within the curtilage of the site as shown on approved drawing 04 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. BEFORE WORKS COMMENCE ON SITE, full specification details, including colour, to the external walls, roofs, and eaves of the extension and dormer shall be submitted for prior approval in writing by this Planning Authority.

Thereafter the works 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 of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

145**Application No:** 21/03169/FULL

Date Decision Issued: 12/01/2022

Ward: St. Andrews

Proposal: Alterations and single storey extension to rear of dwellinghouse

Location: 12 The Steading St Andrews Fife KY16 8LD

Applicant: Mr Mrs Campbell 12 The Steading St Andrews Scotland KY16 8LD

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

Application Permitted - no conditions

146**Application No:** 21/03159/FULL

Date Decision Issued: 13/01/2022

Ward: St. Andrews

Proposal: Installation of replacement street lighting column and lanterns with associated trackworks.

Location: Street Record Fleming Place Footpath From Fleming Place To Lade Braes St
Andrews Fife

Applicant: Fife Council Bankhead Central Bankhead Park Glenrothes KY76HG

Agent: Andrew Wishart Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of lighting to hotel

Location: Rusacks Marine Hotel Pilmour Links St Andrews Fife KY16 9JQ

Applicant: SAUK Operator Ltd 54 Portland Place London United Kingdom W18 1DY

Agent: WCP ARCHITECTS 6 Albyn Lane Aberdeen United Kingdom AB10 6SZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all fixings are to be non-ferrous and avoid the surfaces of masonry units; and be readily reversible without damage to the historic building fabric.
2. FOR THE AVOIDANCE OF DOUBT, all lighting luminaires, cables and supporting ancillary infrastructure shall be discretely and sensitively located to minimise their visual impact on this Category B Listed Building.
3. FOR THE AVOIDANCE OF DOUBT, the lighting scheme shall be implemented in accordance with the approved details, and the Planning Authority reserves the right to require periodic testing to be conducted on the lighting installation and should it be confirmed that approved levels are being exceeded the operator of the lighting scheme shall be required to implement the necessary works to bring it back into compliance within 1 month of being notified.

Reason(s):

1. In the interests of visual amenity and to protect the external character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity and to ensure that the lighting and ancillary works do not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity and to ensure that the lighting does not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.

Ward: St. Andrews

Proposal: Listed Building Consent for external lighting to hotel

Location: Rusacks Marine Hotel Pilmour Links St Andrews Fife KY16 9JQ

Applicant: SAUK Operator Ltd 54 Portland Place London United Kingdom W18 1DY

Agent: WCP ARCHITECTS 6 Albyn Lane Aberdeen United Kingdom AB10 6SZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all fixings are to be non-ferrous and avoid the surfaces of masonry units; and be readily reversible without damage to the historic building fabric.
2. In the interests of visual amenity and to ensure that the lighting and ancillary works do not detract from the character and appearance of this Category B Listed Building.
3. FOR THE AVOIDANCE OF DOUBT, all lighting luminaires, cables and supporting ancillary infrastructure shall be discretely and sensitively located to minimise their visual impact on this Category B Listed Building.
4. FOR THE AVOIDANCE OF DOUBT, the lighting scheme shall be implemented in accordance with the approved details, and the Planning Authority reserves the right to require periodic testing to be conducted on the lighting installation and should it be confirmed that approved levels are being exceeded the operator of the lighting scheme shall be required to implement the necessary works to bring it back into compliance within 1 month of being notified.

Reason(s):

1. In the interests of visual amenity and to ensure that the lighting does not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity and to protect the external character and appearance of this Category B Listed Building.

Ward: St. Andrews

Proposal: Change of use of grazing land to form holiday caravan site (10 static pitches) with decking including associated vehicular access, landscaping and drainage infrastructure

Location: Brownhills Farm Brownhills St Andrews Fife KY16 8PL

Applicant: J W Raeside And Son / Brownhills Farm Livery Brownhills Farm Brownhills St Andrews Scotland KY16 8PL

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. Prior to the occupation of each of the static caravans, there shall be 1 No. off street parking space provided for each of the 10 caravans, total 10, within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the first static caravan, there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the site to allow a vehicle to enter and exit the access onto the adjacent A917 classified public road in a forward gear. The turning areas shall be formed outwith any parking areas.
3. Prior to the occupation of the first static caravan, visibility splays of 6m x 210m shall be provided to the East, and 6m x 180m to the West at the junction of the vehicular crossing and the A917 classified public road. The applicant shall ensure thereafter that these visibility splays are maintained clear of all obstructions exceeding 1metre above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the first static caravan, a suitably located pedestrian access shall be created through the existing boundary hedge to ensure a that an access is available directly from the site to the existing Castle Course Bus Stops.
5. Before any works commence on site; full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details 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 on to the public roads.
6. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT a landscaping plan highlighting the native species of native origin shall be submitted to, and approved in writing by, Fife Council as planning authority. The garden boundary planting shall be species-rich native hedgerow, appropriate for this rural location. Thereafter the landscaping shall be planted in the first planting season following completion of the dwellinghouse.
7. 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.

Reason(s):

1. In the interest of road safety; to ensure that adequate off street parking exists within the site.
2. 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.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of encouraging the use of sustainable modes of transport; to ensure that a short and accessible access to public transport facilities is made available to the users of the facility.
5. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
6. In the interests of protecting and safeguarding the natural environment.

7. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

150 **Application No:** 21/03273/FULL

Date Decision Issued: 18/01/2022

Ward: St. Andrews

Proposal: External alterations to dwellinghouse including installation of terrace

Location: Hartfield Mount Melville Craigtoun St Andrews Fife KY16 8NT

Applicant: Mr Ian Darroch Hartfield Mount Melville Craigtoun St Andrews Fife KY16 8NT

Agent: Thomas Architects 244 Kittochside Road Kittochside Glasgow G76 9ES

Application Permitted - no conditions

151 **Application No:** 21/02416/ADV

Date Decision Issued: 19/01/2022

Ward: St. Andrews

Proposal: Display of one externally illuminated fascia sign and one externally illuminated projecting sign

Location: Ground Floor 131 Market Street St Andrews Fife KY16 9PF

Applicant: Black Sheep Coffee Bar Limited 81 Southwark Street London United Kingdom SE1 0HX

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: External alterations and conversion of garage into habitable accommodation
Location: 1 Murray Place St Andrews Fife KY16 9AP
Applicant: Mrs Anuita Woodhull 1 Murray Place St Andrews Fife UK KY16 9AP
Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, the following additional information, specifications and details shall be submitted for prior approval in writing by this Planning Authority,
 - sandstone and mortar analysis information from the existing south elevation wall
 - natural stone to be used on extension's south elevation wall - type, colour, size, texture and coursing
 - high and low level cavity perpend vents

Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the set of external timber doors hereby approved shall have traditional ironmongery fitted.
3. A traditional mortar mix shall be used for all natural stonework consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
4. BEFORE THE EXTENSION HEREBY APPROVED IS OCCUPIED a 500 mm high timber trellis privacy screen shall be placed on top of the existing north boundary wall to enclose the open courtyard and shall thereafter be permanently maintained.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials and detailing is appropriate to the character and appearance of the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the external finishing details are appropriate to the character and appearance of the St. Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the St. Andrews Conservation Area within which the site is located.
4. In the interests of safeguarding the privacy and amenity of neighbouring property.

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse and associated access and parking (demolition of existing bothy)
Location: Fordelhill Farm Drumoig St Andrews Fife KY16 0BT
Applicant: Ogston Investments Ltd 2 Westacres St. Andrews Scotland KY16 9UD
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. Prior to any works starting on site, visibility splays of 3m x 140m shall be provided to the North and to the South of the vehicular access onto the A914 public classified road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the vegetation within the adopted roadside verges to the North of the proposed access junction, will require to be removed so as to secure the required visibility splay in that direction.
2. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the vehicular access to the rear of the A914 public road shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the dwellinghouses to allow a vehicle to enter and exit the access onto the A914 public road in a forward gear. The turning area shall be formed outwith any of the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to occupation of the proposed dwellinghouses, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off street parking.
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.
Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
7. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility splays, from the outset of the proposed works, at the junction of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

Ward: Tay Bridgehead**Proposal:** Change of use of former paper mill building 68A to distillery/brewery with associated retail, cafe/bar, visitor centre, tours and tasting areas including installation of plant/equipment, boundary treatments, formation of hardstanding and operation of service yard**Location:** Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU**Applicant:** Eden Mill Distillers Ltd 301 Springhill Parkway Glasgow Business Park Glasgow Scotland G69 6GA**Agent:** David Wilson The Exchange 130 Cubie Street Glasgow United Kingdom G40 2AF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the distillery/brewery coming into operation, the off-street car parking for staff and visitors as shown on drawing PL-SP-01 shall be available for use. A minimum of 2 of the car parking spaces shall be converted to electric vehicle charging points.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

3. Details of the external plant/equipment (including the boiler, cooling tower, effluent storage and air conditioning units) should be submitted and accepted by this Planning Authority prior to works commencing on site. Manufacturers brochures or drawings would suffice.

Reason(s):

1. In the interest of road safety and sustainable transport methods; to ensure the provision of adequate off-street car parking.
2. In the interests of protecting the surrounding amenity.
3. In the interests of protecting the surrounding amenity.

155**Application No:** 21/03367/FULL

Date Decision Issued: 18/01/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Hillpark Road Wormit Newport On Tay Fife DD6 8PR

Applicant: Mr richard hankinson 6 hillpark road wormit scotland dd6 8pr

Agent: RICHARD DYER 10 HILL CRESCENT WORMIT SCOTLAND DD6 8PQ

Application Permitted - no conditions

Ward: Tay Bridgehead**Proposal:** Change of use of agricultural land to garden ground, single storey extension to side of dwellinghouse, formation of driveway and associated parking, landscaping and boundary treatments**Location:** Fordelhill Farm Drumoig St Andrews Fife KY16 0BT**Applicant:** Mr Gordon McKenzie The Farmhouse Fordelhill Farm Leuchars St. Andrews UK KY16 0BT**Agent:** Joanne Plant 59 George Street Edinburgh UK EH2 2JG**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages

Proposal: Erection of storage shed

Location: 1 Inzievar Chalet Inzievar Oakley Dunfermline Fife KY12 8HB

Applicant: Mr Craig Spowart Chalet1 Inzievar Estate Oakley Dunfermline Scotland KY12 8HB

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

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.

158**Application No:** 21/02832/FULL

Date Decision Issued: 14/01/2022

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: 55 Clover Way Blairhall Dunfermline Fife KY12 9JY

Applicant: Mr & Mrs P Brickwood 55 Clover Way Blairhall Scotland KY12 9JY

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

Application Permitted - no conditions

159 **Application No:** 21/03852/APN

Date Decision Issued: 20/01/2022

Ward: West Fife And Coastal Villages

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

Location: Drumhead North Road Saline Dunfermline Fife KY12 9UQ

Applicant: Mr J Low Drumhead West North Road North Road Saline United Kingdom
KY12 9UQ

Agent:

Application Permitted - no conditions

160 **Application No:** 21/03714/FULL **Date Decision Issued:** 21/01/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extensions to front and rear of dwellinghouse

Location: 21 The Latch Cairneyhill Dunfermline Fife KY12 8UX

Applicant: Mrs Kerry Duffy 21 The Latch Cairneyhill UK KY12 8UX

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

Application Permitted - no conditions