



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 6/13/2022 - 7/10/2022

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

1 **Application No:** 22/01196/FULL **Date Decision Issued:** 14/06/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Alterations and single storey extension to rear of dwellinghouse

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

Applicant: Mrs Claire Greene 16 Main Road East Wemyss Kirkcaldy Fife KY1 4RB

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

Application Permitted - no conditions

2 **Application No:** 22/01298/FULL **Date Decision Issued:** 15/06/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Dormer extension to front of dwellinghouse

Location: 139 Whyte Rose Terrace Methil Leven Fife KY8 3AR

Applicant: Mr Jim Horsburgh 139 Whyte Rose Terrace Methil Leven Fife KY8 3AR

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

Application Permitted - no conditions

3 **Application No:** 22/00804/FULL **Date Decision Issued:** 28/06/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of building (Class 5)

Location: Elmpark Sawmill Leven Mills Elm Park Leven Fife KY8 4PS

Applicant: Mr Iain Muir James Donaldson Timber Ltd Elm Park Sawmills Leven Scotlan
KY8 4PS

Agent: John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

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.

4 **Application No:** 22/00688/FULL **Date Decision Issued:** 07/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use of the proposed altered part of public house (Sui Generis) to hotel (Class 7) and external alterations including raising of roof ridge.

Location: The Railway Tavern 24 Lawrence Street Buckhaven Leven Fife KY8 1BQ

Applicant: Ms Sarah Hougie 24 Lawrence Street Buchaven Fife KY8 1BQ

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

Application Permitted - no conditions

5 **Application No:** 22/01468/FULL **Date Decision Issued:** 08/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Repair render and repaint dwellinghouse

Location: 42 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

Applicant: Mrs Fiona Biggar 42 Main Street West Wemyss United Kingdom KY14SW

Agent:

Application Permitted - no conditions

6 **Application No:** 22/01488/LBC **Date Decision Issued:** 08/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed Building Consent to repair render and repaint dwellinghouse

Location: 42 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

Applicant: Mrs Fiona Biggar 42 Main Street West Wemyss United Kingdom KY14SW

Agent:

Application Permitted - no conditions

7 **Application No:** 22/01161/LBC **Date Decision Issued:** 16/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for internal alterations

Location: 49 Kirkbank Road Burntisland Fife KY3 9HZ

Applicant: Mrs Catriona Horne 49 Kirkbank Road Burntisland Fife KY3 9HZ

Agent: Katie Hamilton 88 Constitution Street Edinburgh United Kingdom EH6 6RP

Application Permitted - no conditions

8 **Application No:** 22/01208/FULL **Date Decision Issued:** 17/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 13 Linwell Court Burntisland Fife KY3 9LB

Applicant: Mr Alan Finlay 13 Linwell Court Burntisland Fife KY3 9LB

Agent: Gordon Aitken 108 St Clair Street Kirkcaldy Fife KY1 2BD

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.

9 **Application No:** 22/01459/FULL **Date Decision Issued:** 17/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 42 Strathallan Drive Kirkcaldy Fife KY2 5TP

Applicant: Mr Michael Oswald 42 Strathallan Drive Kirkcaldy Fife KY2 5TP

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

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of battery storage facility with associated access and landscaping (Section 42 application to amend conditions 2, 3, 4, 5, 6, 7, 9, 10 and 16 of 19/00446/FULL)

Location: Land For Battery Storage Facility Gleniston Auchtertool Fife

Applicant: Harmony Energy Ltd Conyngham Hall Business Centre Bond End Knaresborough England HG5 9AY

Agent: Molly Leonard Unit 2 Lockside Office Park 2 Lockside Road Preston England PR2 2YS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The permission hereby granted shall be for a period of 25 years and on expiry of this period, the battery storage facility and its ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated to the satisfaction of Fife Council as Planning Authority. Full details of the proposed reinstatement shall be submitted to this Planning Authority for approval in writing prior to any reinstatement works progressing on site.
2. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), the 10 areas of road widening identified on Drawing No TCXX(90)4007 within the Transport Statement (Fife Council Reference 15) and all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. Thereafter, these 10 road widened areas shall be retained throughout the duration of the construction phase
3. PRIOR TO ANY CONSTRUCTION WORKS COMMENCING ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), the access bellmouth from the public road shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. Thereafter, the access bellmouth shall be retained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
4. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), there shall be provided within the curtilage of the site a turning area for vehicles as shown on Drawing No 44 Ton HGV SWEPT PATH ANALYSIS rev_01 (Fife Council Reference 04). The turning area shall be formed outwith the parking areas and shall be retained throughout the duration of the construction phase.
5. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), a 3m x 90m oncoming visibility splay and a 3m x 80m visibility splay in the other direction (north) shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. These visibility splays shall thereafter be retained for the lifetime of the development.
6. BEFORE ANY EARTHMOVING OR CONSTRUCTION WORKS START ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), full details of adequate wheel cleaning facilities to ensure that no mud, debris or other deleterious material is carried by vehicles onto the roads used by the public shall be submitted for approval in writing by the Planning Authority. The approved facilities shall be provided, retained and maintained throughout the construction of the construction phase. The facilities shall also be reinstated during the decommissioning period.
7. PRIOR TO ANY CONSTRUCTION WORKS COMMENCING ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), a parking area for all vehicles visiting the site shall be provided within the curtilage of the site and retained for the full construction phase. Details shall be submitted for approval by this Planning Authority, prior to works commencing.
8. All construction traffic associated with the proposal shall operate in accordance with the measures detailed in the approved Transport Statement (Fife Council Reference 15) for the full duration of the construction phase.

9. BEFORE ANY WORKS COMMENCE EITHER WITHIN THE APPLICATION SITE BOUNDARY OR THE K11 PUBLIC ROAD, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), the developer shall carry out a dilapidation survey in the presence of Assets, Transportation & Environment officers on the K11 road between its junction with the C48 and the site access. Any subsequent damage to the carriageway and roadside verges as identified by Fife Council as Planning Authority shall be repaired by the applicant within a timescale agreeable with this Planning Authority.
10. NO DEVELOPMENT SHALL COMMENCE ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

11. THE BATTERY STORAGE FACILITY HEREBY APPROVED SHALL NOT OPERATE ON SITE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 10. 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 local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

12. 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.

13. The approved landscaping plan (Fife Council Reference 06A) shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner. Thereafter, all planting carried out on site shall be maintained by the developer 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.

14. The proposed recommendations and mitigation measures specified within Section 6 of the submitted Ecological Appraisal (Plan Reference 20) dated October 2018 shall be carried out in full prior to any works commencing on site. Full details of the completed recommendations and evidence to address section 6 shall be submitted to Fife Council as Planning Authority for written approval. Notification of the start and end date of the construction phase shall also be submitted in writing to Fife Council as Planning Authority.
15. No vegetation clearance shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority.
16. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works proposed in the Commencement of Development Works Plan Rev C (Fife Council Reference 02), full details of the positioning of the proposed emergency lighting within the site compound shall be submitted to Fife Council as Planning Authority for written approval. The approved lighting shall thereafter be implemented and maintained for the lifetime of the development. For the avoidance of doubt, the lighting shall not be close to any wildlife corridors and shall be directed only to where it is needed within the storage compound and avoid light spill onto habitat along the boundary.

Reason(s):

1. In the interests of maintaining adequate control of the battery storage facility which is of a temporary nature.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
7. In the interest of road safety; to prevent vehicles parking on the public road to the detriment of road safety.
8. In the interest of road safety; to ensure the safe operation of construction traffic on the surrounding public road network.
9. To avoid any damage to the public road by construction traffic.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
12. To ensure all contamination within the site is dealt with.
13. In the interests of improving the visual screening and biodiversity of the site during the period of consent; and to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
14. In the interests of safeguarding the ecology of the surrounding area.
15. In the interests of species protection.
16. In the interests of species protection.

11 **Application No:** 21/03336/FULL **Date Decision Issued:** 24/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of air source heat pump to side of flatted dwelling

Location: 28 Strathmore Street Kinghorn Burntisland Fife KY3 9UX

Applicant: Mr Joshua Finn Weddle 28 Strathmore Street Kinghorn Burntisland Fife KY3 9UX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

1. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.

12 **Application No:** 22/00477/CAC

Date Decision Issued: 07/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Conservation area consent for partial demolition of non-listed building

Location: 10 High Street Kinghorn Burntisland Fife KY3 9UE

Applicant: Mr Stuart Mitchell The Square, Butlaw South Queensferry Edinburgh Scotland eh309sj

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

Reason(s):

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in the Conservation Area.

13 **Application No:** 22/00054/FULL

Date Decision Issued: 13/06/2022

Ward: Cowdenbeath

Proposal: Formation of vehicular access and hardstanding area to front of flat

Location: 14 Croftangry Road Kelty Fife KY4 0EN

Applicant: Mr Mark Bruce 14 Croftangry Road Kelty KY4 0EN

Agent:

Application Permitted - no conditions

14 **Application No:** 22/01026/FULL **Date Decision Issued:** 17/06/2022

Ward: Cowdenbeath

Proposal: Two storey extension to front of dwellinghouse

Location: 11 Venture Avenue Crossgates Cowdenbeath Fife KY4 8FG

Applicant: Mr Gary Close 11 Venture Avenue Crossgates Cowdenbeath Fife KY4 8FG

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

15 **Application No:** 22/01104/FULL

Date Decision Issued: 17/06/2022

Ward: Cowdenbeath

Proposal: Single storey extension to side/rear and single storey extension to side of dwellinghouse

Location: Ballymena Cottage Inverkeithing Road Crossgates Cowdenbeath Fife KY4 8AL

Applicant: Mr Alan Dair Ballymena Cottage Inverkeithing Road Crossgates KY4 8AL

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

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:** 22/00283/FULL **Date Decision Issued:** 22/06/2022

Ward: Cowdenbeath

Proposal: Extension to outbuilding to rear of dwellinghouse

Location: 314 Main Street Kelty Fife KY4 0BB

Applicant: Mr Peter Henderson 314 Main Street Kelty KY4 0BB

Agent:

Application Permitted - no conditions

17 **Application No:** 22/00505/FULL **Date Decision Issued:** 22/06/2022

Ward: Cowdenbeath

Proposal: Two storey extension to side of dwellinghouse

Location: 24 Hill Street Cowdenbeath Fife KY4 9DE

Applicant: Mrs Joyce Wilson 24 Hill Street Cowdenbeath KY4 9DE

Agent: SarahJane Kelso Tearloch House Blairadam Kinross KY4 0HX

Application Permitted - no conditions

18 **Application No:** 22/00589/FULL

Date Decision Issued: 22/06/2022

Ward: Cowdenbeath

Proposal: Formation of raised decking (retrospective)

Location: 9 Aitken Avenue Kelty Fife KY4 0BE

Applicant: Mr Stewart Horn 9 Aitken Avenue Kelty Fife KY4 0BE

Agent: Grant Allan 45 Pitmedden Road Dunfermline United Kingdom KY11 8FJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE RAISED DECK HEREBY APPROVED IS USED, a 1.8 metre high screen fence or agreed equivalent shall be erected around the northern, eastern and southern flanks of the raised patio area; the details of which shall be submitted for the PRIOR WRITTEN APPROVAL of Fife Council as Planning Authority and the agreed screen fencing shall thereafter be erected in accordance with the agreed plans. The agreed screen fencing shall once erected be maintained as such for the lifetime of the development unless otherwise agreed in writing with this Planning Authority. FOR THE AVOIDANCE OF DOUBT the details shall include the proposed screen fence layout/location, design, material(s) and external finish stain/colour and further to that, the required height specified above shall be measured from the finished patio floor level upwards.

Reason(s):

1. In the interests of safeguarding residential amenity.

19 **Application No:** 22/01269/ADV

Date Decision Issued: 22/06/2022

Ward: Cowdenbeath

Proposal: Display of illuminated and non-illuminated signage to front and sides of store

Location: Land Adjacent To Ex-Servicemens Club Cocklaw Street Kelty Fife

Applicant: Co-op Food Programme Delivery 1 5th Floor 1 Angel Square Manchester M60 0AG

Agent: Jessica Richardson Astley Signs Redforrest House Queens Court North Gateshead Tyne And Wear NE11 0BP

Application Permitted - no conditions

20 **Application No:** 22/01239/ADV

Date Decision Issued: 29/06/2022

Ward: Cowdenbeath

Proposal: Display of illuminated and non-illuminated signage to front, sides and rear of showroom

Location: Unit 4 Motor Retail Park Crossgates Road Crossgates Dunfermline Fife KY11 7EG

Applicant: Western Nissan Dunfermline Western Nissan Dunfermline On Crossgates Rd Dunfermline KY11 7EG

Agent: Scarlett Dotkova Futurama Wharfedale Rd Euroway Industrial Estate Bradford West Yorkshire BD4 6SG

Application Permitted - no conditions

21 **Application No:** 22/00743/FULL **Date Decision Issued:** 07/07/2022

Ward: Cowdenbeath

Proposal: Two storey extension to side of dwellinghouse

Location: 4 Rose Street Cowdenbeath Fife KY4 8NY

Applicant: Mr Gavin Hay 4 Rose Street Cowdenbeath Fife KY4 8NY

Agent: Alexander Bruce 35 Grey Craigs Cairneyhill Dunfermline Scotland KY12 8XN

Application Permitted - no conditions

Ward: Cowdenbeath
Proposal: Restoration of settlement lagoons
Location: Proposed Open Cast Coal Site Muir Dean Inverkeithing Road Crossgates Fife
Applicant: Mr John Collier Muir Dean Opencast Site Crossgates Fife UK KY4 0JG
Agent: Alistair Smith The Lodge Philiphaugh Mill Ettrickhaugh Road Selkirk United Kingdom TD7 5AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All infilling of the water treatment lagoons hereby approved shall be complete and the land restored to the approved profile, by 31st July 2024; and the land shall be restored to agricultural use by 31st July 2026, all unless otherwise agreed in writing by Fife Council as Planning Authority.
2. BEFORE ANY WORKS START ON SITE, a scheme for the monitoring of dust including location of monitoring points and equipment to be used shall be submitted for the written approval of Fife Council as Planning Authority. The scheme as approved shall be fully operational prior to the commencement of any work on site. Thereafter, a record of dust emissions shall be kept by the operator.
3. BEFORE ANY WORK STARTS ON SITE, details of measures designed to protect the safety of users of the core paths during the operations hereby approved shall be submitted to and approved in writing by Fife Council as Planning Authority. Thereafter the approved measures shall be implemented and maintained for duration of the operations.
4. BEFORE ANY WORKS START ON SITE, details of a scheme for wheel cleaning of HGVs using the site shall be submitted for the prior written approval of Fife Council as Planning Authority.
5. BEFORE ANY WORKS START ON SITE, a site survey shall be carried out by a suitably qualified ecologist to check for the presence of any nests of ground-nesting bird species that would be affected by the proposed development. The site survey should confirm whether any nests are present and detail mitigation measures to safeguard the nests until the end of the breeding season.
6. Noise levels from operations on site shall not exceed 50dB (LAeq1 hour) at any noise sensitive property. Unless otherwise agreed in writing with Fife Council as Planning Authority, no activities shall be carried out on the site outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 08:00hrs to 13:00hrs Saturdays; and no activities shall take place on Sundays or Bank Holidays.
7. Any sub-soil or topsoil to be imported to the development site should be sampled and analysed at rates sufficient to allow it to be appropriately certified prior to being brought onto site and details of the source and testing of this material should be provided to Fife Council in a verification report. We refer applicants to YALPAG 2017 "Verification requirements for cover systems" available from www.york.gov.uk/download/downloads/id/3804/yalpag_verification_guidance_version_34.pdf
8. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

Reason(s):

1. To enable the review of the progress of working and restoration in the interests of amenity and agriculture and to retain control over the future use of the land.
2. To protect the amenity of neighbours and to ensure that there is no adverse effect on wildlife in the surrounding area.
3. In the interests of public safety.
4. In the interests of road safety.

5. In the interests of safeguarding the nests of any ground-nesting birds that may be present before site operations begin.
6. To protect the amenity of neighbours and minimise noise disturbance at nearby premises.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

Ward: Cupar

Proposal: Erection of dwellinghouse

Location: 3 Moathill Road Cupar Fife KY15 4AG

Applicant: Mr Mark Herd 3 Moathill Road Cupar Fife KY15 4AG

Agent: Ian White 230 Methilhaven Road Methil Scotland KY8 3LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
 - (g) A tree report detailing any trees that would be affected by the proposal.
 - (h) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019).
2. The dwelling shall be a maximum of single storey and may include rooms in the roofspace, and shall be of a design which reflects the prevailing architectural character of the locality in terms of form, scale, building layout, elevational details and finishing materials.
3. Houses in Multiple Occupation: The dwellinghouse 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 the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be a total of 3 No. off street parking spaces provided on the following basis, 2 No. spaces for the existing dwellinghouse and 1 No. space for the proposed dwellinghouse as is shown on Drawing No. 02 Revision A dated 25-03-22 in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development, through either a statement written within the Title Deeds of both properties or by Legal Agreement, for the purposes of off street parking.

5. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, turning areas for cars to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
6. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
7. Prior to the first 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).
8. Prior to the first occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
9. 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

In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Fife Council Protective Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

10. 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 and demolition of the existing structures must be submitted in any future application. 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.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of residential amenity, and in order to ensure the appropriate design for the setting of the site.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities remains in perpetuity for both the existing and proposed properties.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
8. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
9. In the interests of protecting residential amenity.
10. In the interests of protecting residential amenity.

Ward: Cupar

Proposal: Erection of cabin for manager accommodation in association with existing equestrian business. Retrospective caravan as temporary accommodation for 2 year siting

Location: Land To South West Of Tailabout Farm Cupar Fife

Applicant: Ms Natalie Motion Taleabout Farm Pitlessie Road Cupar Fife KY15 5ST

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY CONSTRUCTION ON SITE, a completed Appendix 8 Checklist should be submitted. The checklist provides immediate confirmation as whether the necessary flooding and surface water information has been included with the Application. Please study the checklist and submit a completed copy along with the necessary documents required for this site.
2. The applicant must provide a suitable trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary and provision for the fence's future maintenance and renewal should be made. Details of the proposed fencing shall be submitted to the Planning Authority for approval before development is commenced and the development shall be carried out only in full accordance with such approved details prior to the managers accommodation being occupied.
3. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
4. Prior to the occupation of the proposed accommodation unit, there shall be 1 No. off street parking space provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
5. Within 6 months of the date of the first occupation of the managers accommodation hereby approved being occupied, the existing temporary caravan unit shall be totally removed from site; the site thereafter shall be made good unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. To ensure drainage is appropriate for the site
2. In the interests of public safety and the protection of Network Rail infrastructure.
3. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety and the visual protection of the countryside; to ensure that there is no intensification of vehicular traffic over a substandard private access and road junction and that temporary structures are appropriately removed.

25 **Application No:** 22/01193/FULL

Date Decision Issued: 23/06/2022

Ward: Cupar

Proposal: Change of use from garage/smiddy to dwellinghouse

Location: Kingarroch Cottage Main Street Craigrothie Cupar Fife KY15 5QA

Applicant: Mr & Mrs Kenny & Arlene MacLeod Kingarroch Cottage Main Street Craigrothie Cupar Fife KY15 5QA

Agent: Katherine Crerar 37 High Street Grantown-on-Spey Scotland PH26 3EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be off street parking spaces provided within the curtilage of the site as shown on Drawing No.21-014-246 in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. All of these parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

26 **Application No:** 22/00609/FULL

Date Decision Issued: 28/06/2022

Ward: Cupar

Proposal: Extension to warehouse (Class 6)

Location: Country Carpets Prestonhall Industrial Estate Cupar Fife KY15 4RD

Applicant: Country Carpets Country Carpets Prestonhall Trading Estate Cupar Scotland
KY15 4RD

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 first use of the proposed extension, there shall be 16 No. off-street parking spaces provided as shown on Drawing No. 6009 - C - 02 Revision C in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

27 **Application No:** 22/00437/FULL

Date Decision Issued: 29/06/2022

Ward: Cupar

Proposal: Alterations and extension to existing dwelling and conversion of outhouse to form ancillary living accommodation

Location: 4 Drybriggs Balgarvie Road Cupar Fife KY15 4AJ

Applicant: Ms & Ms Jo & Natasha Barbour & Corcoran 4 Drybriggs Balgarvie Road Cupar Scotland KY15 4AJ

Agent: John Crawford 72 New Wynd Montrose Scotland DD10 8RF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the conversion of the outhouse hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the outhouse shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, the opaque glass to the lower section of the glazed windows at first floor level shall be installed (as shown on the relevant approved plan) prior to the use of the extension and be maintained in perpetuity to the rear elevation windows of the building.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interests of safeguarding residential amenity.

Ward: Cupar**Proposal:** Erection of retail (Class 1) and food and drink (including takeaway)(Class 3 and Sui Generis) units with associated access, servicing, car parking and ancillary works (alternative scheme in respect of consent 15/04188/FULL) (Section 42 to vary condition 4 of 18/00978/FULL and 19/03537/FULL to allow unit 5 to sell all forms of goods)**Location:** Former Reekie Group Garage South Road Cupar Fife**Applicant:** SC Cupar Limited 300 Bath Street Glasgow United Kingdom G2 4JR**Agent:** Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

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

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

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

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

5. Unit 5 (as specified on drawing 2357_343) shall be restricted to retail (class 1), Financial, professional and other services (class 2), food and drink (class 3) and hot food takeaway (sui generis) of the Schedule to the

Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order.

6. WITHIN 3 MONTHS OF ALL OF THE UNITS BEING BROUGHT INTO OPERATION, an updated noise assessment shall be undertaken and submitted to Fife Council as planning authority for written approval. The noise assessment shall consider the cumulative effect of the installed and operational plant and servicing arrangements. The noise from the development shall be limited to 45dB between 0700 and 2300 and 35dB in all other hours, as measured from the nearest sensitive receptors. Mitigation shall be proposed within the assessment if the noise from the plant is found to breach these limits. The development shall be implemented in accordance with the details approved through the updated noise assessment.
7. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
8. Prior to the opening of the first unit, full details of the location and number of secure cycle parking spaces to be provided in the site, shall be submitted for the written approval of Fife Council as planning authority. The parking spaces shall be retained through the lifetime of the development.
9. With the exception of deliveries to Unit 6, there shall be no commercial deliveries to or dispatches from any of the Class 1 retail units hereby approved outside the hours of 7am to 10pm Monday to Saturday and none shall take place on Sundays or bank holidays, unless otherwise agreed in writing with Fife Council as planning authority. All delivery vehicles visiting the site shall be provided with white noise reversing alarms. For the avoidance of doubt, deliveries to Unit 6 shall be restricted to between 3am and 10pm Monday to Sunday.

Reason(s):

1. To define the planning permission in the interests of ensuring the vitality and viability of the town centre.
2. To define the planning permission in the interests of protecting the vitality and viability of the town centre and to ensure the access has been designed adequately for traffic movements associated with retail of this nature
3. To define the planning permission in the interests of protecting the vitality and viability of the town centre from the relocation of town centre comparison retailers to this site.
4. To define the planning permission in the interests of protecting the vitality and viability of the town centre from the relocation of town centre comparison retailers to this site.
5. In order to define the terms of the consent.
6. In the interests of residential amenity.
7. 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.
8. To promote sustainable methods of travel and ensure adequate cycle parking provision.
9. In the interests of protecting residential amenity.

29 **Application No:** 22/00345/FULL

Date Decision Issued: 07/07/2022

Ward: Cupar

Proposal: Proposed single storey extension to rear

Location: 6 Castle Park Ceres Cupar Fife KY15 5NL

Applicant: Mr B Hastie 8 Castle Park Ceres UK KY15 5NL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The glazing units to the window and door as shown on the proposed east elevation on approved drawing 03 shall be obscurely glazed upon installation and thereafter be permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be placed on the rear extension's east or west elevations at a later date without the express consent of this Planning Authority.
3. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of safeguarding the privacy and amenity of the neighbouring property.
2. In the interests of safeguarding the privacy and amenity of neighbouring property.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

Ward: Cupar

Proposal: Planning permission in principle for erection of dwellinghouse (renewal of planning permission 19/00644/PPP)

Location: Chrysdale Main Street Craigrothie Cupar Fife KY15 5QA

Applicant: Mr Joseph Smith Chrysdale Main Street Craigrothie Cupar Fife KY15 5QA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application for Approval Required by Condition shall be submitted for the written permission of this Planning Authority, together with the requisite detailed plans which shall include:-

(a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;

(b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences, details of proposed landscape treatment and the phasing of development;

(c) Detailed plans, sections and elevations of all buildings, access, manoeuvring and parking provision proposed to be constructed on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs.

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

d) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);

e) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020)

2. The detailed plans required by condition 1 of the consent shall clearly illustrate, in cross-section form, the existing ground level, the extent of any underbuilding, the finalised floor level of the proposed development in relation to the levels of adjacent land and buildings (including windows of buildings within 18 metres) and any intervening existing or proposed screening (walls or fences). The floor levels shall clearly relate to a Fixed Datum Point on or nearby the site such as a road or pavement, which shall be identified on the submitted plans.

3. There shall be off street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines and the Supplementary Designing Streets guidance.

4. 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.

5. BEFORE THE ACCESS IS BROUGHT INTO USE, visibility splays of 2 metres by 25 metres shall be provided in both directions at the junction of the new access with the existing road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent road channel levels.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.

2. In the interests of residential and visual amenity; (a) to ensure that there is no significant detrimental impact on adjacent properties and (b) to avoid excessive underbuilding.
3. In the interests of road safety.
4. In the interests of road safety.
5. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.

31 **Application No:** 22/00792/FULL **Date Decision Issued:** 07/07/2022

Ward: Cupar

Proposal: External alterations to rear of flatted dwelling

Location: 3A Bishopgate Cupar Fife KY15 4BD

Applicant: Ms Louise Coyne 3A Bishopgate Cupar Fife KY15 4BD

Agent: Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

Application Permitted - no conditions

32 **Application No:** 22/01048/FULL

Date Decision Issued: 07/07/2022

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Vantage Cottage Vantage Road Dairsie Cupar Fife KY15 4RT

Applicant: Mrs Katherine Hart 2 Vantage Cottage Vantage Road Dairsie Cupar Fife
KY15 4RT

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

Application Permitted - no conditions

33 **Application No:** 22/01189/LBC

Date Decision Issued: 07/07/2022

Ward: Cupar

Proposal: Listed building consent for installation of solar panels, formation of chimney and internal alterations to dwellinghouse

Location: Blebo Stables House Blebo House Blebo Pitscottie Cupar Fife KY15 5TZ

Applicant: Mr Salvador March Blebo Stables House Blebo House Blebo Pitscottie Cupar Fife KY15 5TZ

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the solar panel installation method shall ensure minimal damage to the roof and minimal loss or damage to the existing Westmoreland slates and shall be easily reversible.
2. In the event that the solar panels become obsolete or redundant they must be removed from the roof within 6 months of them becoming obsolete or redundant and the roof shall be re-instated to the satisfaction of Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development causes minimal impact on the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity; to ensure that obsolete or redundant development does not detract from the character and appearance of this Category C Listed Building.

34 **Application No:** 22/00910/FULL **Date Decision Issued:** 13/06/2022

Ward: Dunfermline Central

Proposal: Formation of raised deck

Location: 116 Mcbaith Way Dunfermline Fife KY11 8YY

Applicant: Mr Reece Smart 116 Mcbaith Way Dunfermline Fife KY11 8YY

Agent:

Application Permitted - no conditions

35 **Application No:** 21/03457/ADV

Date Decision Issued: 14/06/2022

Ward: Dunfermline Central

Proposal: Display of 1 No. externally illuminated projecting sign

Location: Ground Floor Nos 1 And 3-4 30 Canmore Street Dunfermline Fife KY12 7NT

Applicant: Mrs Sarah Young Kirklea Chruch Lane Limekilns Fife KY11 3HP

Agent:

Application Permitted - no conditions

36 **Application No:** 22/01148/FULL **Date Decision Issued:** 17/06/2022

Ward: Dunfermline Central

Proposal: Re-alignment of existing roadway/car park and external alterations including formation of door opening, installation of cladding and installation of railings

Location: Mcdonalds Fife Leisure Park Whimbrel Place Dunfermline Fife KY11 8EX

Applicant: McDonald's Restaurants Limited 11-59 High Road East Finchley London United Kingdom N2 8AW

Agent: Sarah Carpenter St Andrews Castle St Andrews Street South Bury St Edmunds United Kingdom IP33 3PH

Application Permitted - no conditions

37 **Application No:** 22/01124/CLP

Date Decision Issued: 20/06/2022

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed use) for erection of bus stops with shelters, boarders, information boards, poles, flags, road markings and a safe pedestrian crossing facility and upgrading of the existing pair of bus stops with laybys, shelters, boarders, information boards, poles, flags, road markings.

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: Fife Council Education & Children's Services Directorate Fife House North Street Glenrothes KY7 5LT

Agent: Katherine Innes 7 Exchange Crescent Conference Square Edinburgh Scotland EH3 8LL

Application Permitted - no conditions

38 **Application No:** 22/01191/FULL

Date Decision Issued: 21/06/2022

Ward: Dunfermline Central

Proposal: Change of use of part from shop (Class 1) to 2 no. flatted dwellings and external alterations including installation of windows and doors

Location: Basement Floor 9 Bridge Street Dunfermline Fife KY12 8AQ

Applicant: Miss Kirsty Leonard 24 Park Grove Edinburgh Scotland EH4 7QJ

Agent: Douglas Mcfadzean 40 Charlotte Dundas Court Grangemouth United Kingdom FK3 9EB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The sound insulation measures as specified within the approved noise impact assessment report (Plan Reference 04) dated 14 June 2022 shall be carried out in full BEFORE THE DEVELOPMENT IS OCCUPIED.

Reason(s):

1. In the interests of safeguarding residential amenity

39 **Application No:** 22/00958/FULL **Date Decision Issued:** 29/06/2022

Ward: Dunfermline Central

Proposal: Installation of replacement window and door and formation of external steps

Location: 12 Park Place Dunfermline Fife KY12 7QJ

Applicant: Ms P Jervis 12 Park Place Dunfermline Fife KY12 7QJ

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

Application Permitted - no conditions

40 **Application No:** 22/00288/FULL

Date Decision Issued: 08/07/2022

Ward: Dunfermline Central

Proposal: Change of use from estate agency premises (Class 2) to premises for the manufacture, retail sale and therapeutic use of bodycare and aromatherapy products (all Sui Generis)

Location: 16 - 18 East Port Dunfermline Fife KY12 7JB

Applicant: Estia Soaps Limited 30 Lomond Crescent Dunfermline Scotland KY11 4BY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, these premises shall not be used other than as per the description above.
2. The area shown in approved drawing no. PP04 as a room accommodating display tables, etc., shall not be used other than for the retail sale of goods and not for manufacturing or packaging.
3. No machinery shall be used in connection with the use hereby approved other than as described in the supporting statement hereby approved.
4. Machinery used in connection with the manufacturing hereby approved shall only be used during the hours set out in the supporting statement hereby approved.

Reason(s):

1. To ensure proper control over the development in the interests of amenity and ensuring compliance with policy relating to the principle of the development.
2. To ensure proper control over the development in the interests of ensuring compliance with policy relating to the principle of the development.
3. In the interests of amenity.
4. In the interests of amenity.

41 **Application No:** 22/01513/FULL **Date Decision Issued:** 08/07/2022

Ward: Dunfermline Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 26 Cherrybank Dunfermline Fife KY12 7RG

Applicant: Mrs Tracy Wilson 26 Cherrybank Dunfermline United Kingdom KY12 7RG

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

Application Permitted - no conditions

42 **Application No:** 22/01594/LBC

Date Decision Issued: 08/07/2022

Ward: Dunfermline Central

Proposal: Listed building consent for display of 1 externally illuminated projecting sign

Location: Ground Floor Nos 1 And 3-4 30 Canmore Street Dunfermline Fife KY12 7NT

Applicant: Mr Steven Philip 30 Canmore Street Dunfermline UK KY12 7NT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all wall fixing details for the new signage and lighting shall be non-ferrous in type.
2. All signage fixings shall be made into mortar joints of the stonework, and not directly into the masonry where feasibly possible.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to this detail and to protect the fabric of this statutory Listed Building.
2. To reserve the rights of the Planning Authority with respect to the location of the signage fixtures to minimise damage to the existing masonry.

43 **Application No:** 22/00789/FULL

Date Decision Issued: 15/06/2022

Ward: Dunfermline North

Proposal: Single storey extension to rear and porch extension to front of dwellinghouse

Location: 29 The Castings Dunfermline Fife KY12 9AU

Applicant: Mr A Donaldson 29 The Castings Dunfermline Fife KY12 9AU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

44 **Application No:** 22/00911/FULL **Date Decision Issued:** 16/06/2022

Ward: Dunfermline North

Proposal: Single storey extension to side of dwellinghouse

Location: 14 Queen Margaret Park Dunfermline Fife KY12 0RP

Applicant: Mrs Wilma Hershaw 14 Queen Margaret Park Dunfermline Fife KY12 0RP

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

Application Permitted - no conditions

45 **Application No:** 22/00786/FULL

Date Decision Issued: 17/06/2022

Ward: Dunfermline North

Proposal: Erection of car port

Location: 10B Carnock Road Dunfermline Fife KY12 9AX

Applicant: Mr Gordon Dunn 10B Carnock Road Dunfermline Fife KY12 9AX

Agent: Ian Dunn 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

46 **Application No:** 22/00680/FULL **Date Decision Issued:** 22/06/2022

Ward: Dunfermline North

Proposal: Two storey extension to rear of dwellinghouse

Location: 85 Arthur Street Dunfermline Fife KY12 0JJ

Applicant: Mr Patricia Watson 85 Arthur Street Dunfermline Fife KY12 0JJ

Agent:

Application Permitted - no conditions

47 **Application No:** 22/01490/FULL

Date Decision Issued: 08/07/2022

Ward: Dunfermline North

Proposal: Erection of ancillary accomodation.

Location: 49 Farnell Way Dunfermline Fife KY12 0SR

Applicant: Mr & Mrs R Murrell 49 Farnell Way Dunfermline United Kingdom KY12 0SR

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

Application Permitted with Conditions

48 **Application No:** 22/01387/FULL

Date Decision Issued: 16/06/2022

Ward: Dunfermline South

Proposal: Installation of 2 no. electric vehicle charging points (Retrospective)

Location: Tesco Supermarket Turnstone Road Dunfermline Fife KY11 8EG

Applicant: Mr Andy Horwood Highwoods Kestrel Way Welwyn Garden City United Kingdom AL7 1GA

Agent:

Application Permitted - no conditions

Ward: Dunfermline South
Proposal: Erection of 33 no affordable single storey units and 1 no. social hub (Class 8) with associated landscape and infrastructure
Location: Pitcorthie Primary Aberdour Road Dunfermline Fife KY11 4QY
Applicant: Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ
Agent: EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation

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

5. All roads and associated works serving the proposed development as shown on document 06 shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption. The works shall include the upgrading of the 2 metres wide footpath link between Wedderburn Crescent and the site prior to occupation of the first house.

Reason(s):

1. In order to define the terms of the consent.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

50 **Application No:** 22/01022/FULL

Date Decision Issued: 22/06/2022

Ward: Dunfermline South

Proposal: Formation of vehicular access and hardstanding area and installation of 2 electric vehicle charging posts to front of building

Location: Cameron Harris George Square Castle Brae Dunfermline Fife KY11 8QF

Applicant: Cameron Harris Ltd. 2 George Square Castle Brae Dunfermline KY11 8QF

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

Ward: Dunfermline South
Proposal: Erection of residential care home (Class 8) with associated access, parking and landscaping works
Location: Land To The South Of Castle Drive Dunfermline Fife
Applicant: Simply UK Pavillion 6 The Approach 321 Springhill Park Glasgow United Kingdom G69 6GA
Agent: Yeoman McAllister Architects Waterside Studios 64 Coltbridge Avenue Edinburgh United Kingdom EH12 6AH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to construction work commencing on the application site the developer shall submit a fully detailed specification of the services and utilities to be provided for the serviced employment land site approved as part of this consent. For the avoidance of doubt the service runs provided shall be taken to a point within the proposed area of serviced employment land.
2. Prior to the occupation of the proposed care home the serviced employment land to the standard as agreed by Fife Council as Planning Authority under the terms of condition 1 shall be developed and provided on site as per the approved plan.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

6. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
7. BEFORE THE OCCUPATION OF ANY PART OF THE DEVELOPMENT, a 2-metre wide footway shall be

provided along the total frontage of the site onto Castle Drive and tying in and connecting with the existing footway fronting Pitreavie Castle, in accordance with the current Fife Council Transportation Development Guidelines and as detailed in approved plan Drawing No pl-03 Rev A. Thereafter the footway shall be permanently maintained.

8. Prior to the care home becoming operational, visibility splays 2.4 metres x 43 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 access with Castle Drive, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
9. Within 3 months of planning consent being granted and prior to any works commencing on site, a revised site plan showing the provision of 34 car parking spaces (9 of which must be accessible with a minimum width of 3 metres) and 5 safe, covered and secure cycle parking spaces shall be submitted for approval by Fife Council as Planning Authority. Once approved and prior to the care home becoming operational, the 34 car parking spaces show on the relevant revised site plan and 5 cycle parking spaces shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
10. All landscaping works and open space provision shall be completed in accordance with the details as required by the terms of this planning permission PRIOR TO THE OCCUPATION of the approved care home development.
11. 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.
12. Exact details of additional tree planting (in addition to that already indicated on the approved landscape plan) on the western landscaped slope and boundary of the site shall be submitted for the prior written approval of Fife Council as planning authority before works commence on site. The details to be submitted and agreed shall include numbers of trees, size (height and girth at time of planting) and details of the native species chosen. The planting and future management of the additional trees, agreed by virtue of this condition, shall be in accordance with the relevant associated landscape conditions on this consent.
13. The mitigation measures addressing the potential impacts of the development on natural heritage assess as set out in the approved Ecological Assessment Report; Section 5 submitted as part of the application shall be implemented in full, including the following measures:
 - a) measures shall be put in place to ensure mammals do not come to harm during the construction period; open pipes should be closed-up at the end of each working day, and trenches should be covered, or a ramp provided to permit animals that fall in a means of exit, to prevent animals becoming trapped. Chemicals and materials should be stored securely.
 - b) The woodland on site will be brought under management for biodiversity benefit, and improvement for bats will incorporate the installation of bat roost boxes along woodland edges to significantly increase the roost opportunity on site.
 - c) Vegetation clearance is carried out outside the bird nesting season; March to August. Or otherwise no such work shall be undertaken without first surveying the site prior to work commencing. The survey results shall be submitted for the prior written approval of Fife Council as Planning Authority.

All other mitigation measures and woodland management shall be undertaken as set out in the Ecological Assessment and comply with the relevant best practice.
14. The existing footpath around the south and western perimeter of the designated employment site leading from/to South Castle Drive to Castle Drive as identified on site plan pl-03 Rev C, shall remain open and unobstructed during the construction period and thereafter following completion of the works.
15. Prior to the occupation of the hereby approved care home the approved SUDs scheme as specified and hereby approved shall be fully installed, and commissioned. Evidence that the scheme has been signed off by a suitably qualified drainage engineer following installation shall be submitted for the prior written approval of Fife Council as Planning authority.
16. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented

are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In the interests of securing the proper planning of the development and to secure the appropriate standard of serviced employment land to mitigate for the loss of the remainder of the designated site for construction of the approved care home.
2. In the interests of the proper planning of the development and to ensure that the mitigation for the loss of the wider designated employment land site is provided prior to the occupation of the approved care home.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
7. In the interests of road safety, to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. To ensure landscaping works are completed at an appropriate stage in the development of the site.
11. 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.
12. To ensure landscaping works are completed at an appropriate stage in the development of the site.
13. In the interests of protecting the natural heritage and to ensure appropriate mitigation measures are implemented as set out in the relevant documents supporting the application proposal.
14. In the interests of pedestrian safety, maintain connectivity in the community and neighbourhood and to secure alternative travel choices.
15. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk.
16. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

52 **Application No:** 22/01451/FULL **Date Decision Issued:** 29/06/2022

Ward: Dunfermline South

Proposal: Single storey side and rear extension to dwellinghouse

Location: 15 Evershed Drive Dunfermline Fife KY11 8RD

Applicant: Ms Gail Lee 15 Evershed Drive Dunfermline Fife KY11 8RD

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

Application Permitted - no conditions

53 **Application No:** 22/01681/CLP

Date Decision Issued: 30/06/2022

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for single storey extensions to side and rear of dwellinghouse, installation of external door and windows and formation of raised deck

Location: 8 Blackwood Court Dunfermline Fife KY11 8TF

Applicant: Mr Philip Polnik 8 Blackwood Court Dunfermline Fife KY11 8TF

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

Application Permitted - no conditions

54 **Application No:** 21/03907/FULL **Date Decision Issued:** 20/06/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to holiday park hub building (amendment to 20/02329/FULL)

Location: Lathockar Farm Lathockar St Andrews Fife KY16 8PE

Applicant: Stewarts Resorts Ltd 95 Dundee Street Carnoustie Scotland DD7 7EW

Agent: Jackie Stephen 95 Dundee Street Carnoustie Angus DD7 7EW

Application Permitted - no conditions

55 **Application No:** 22/01222/FULL **Date Decision Issued:** 21/06/2022

Ward: East Neuk And Landward

Proposal: Porch extension to front of dwellinghouse

Location: 7 Pinkerton Road Crail Anstruther Fife KY10 3UB

Applicant: Mr Mike Koral 7 Pinkerton Road Crail Anstruther Fife KY10 3UB

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

Application Permitted - no conditions

56 **Application No:** 22/00982/FULL **Date Decision Issued:** 22/06/2022

Ward: East Neuk And Landward

Proposal: Formation of vestibule to flatted dwelling

Location: Upper Flat Mount Stuart Liberty Elie Leven Fife KY9 1AU

Applicant: Mr Alban Denton Mount Stuart Upper Liberty Elie United Kingdom KY9 1AU

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

Application Permitted - no conditions

57 **Application No:** 22/00991/FULL **Date Decision Issued:** 22/06/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to rear of dwellinghouse

Location: 14 West Shore Pittenweem Anstruther Fife KY10 2NU

Applicant: Mrs Shelley Jupitus 14 West Shore Pittenweem Anstruther Fife KY10 2NU

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

Application Permitted - no conditions

58 **Application No:** 22/00992/LBC

Date Decision Issued: 22/06/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for two storey extension to rear of dwellinghouse

Location: 14 West Shore Pittenweem Anstruther Fife KY10 2NU

Applicant: Mrs Shelley Jupitus 14 West Shore Pittenweem Anstruther Fife KY10 2NU

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

Application Permitted - no conditions

59 **Application No:** 22/00932/FULL

Date Decision Issued: 23/06/2022

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse including dormer extension to the front, single storey extension and formation of balcony to the rear and erection of domestic outbuilding to dwellinghouse

Location: Glenbervie 29 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr & Mrs I Macrae Glenbervie 29 East Forth Street Cellardyke, Fife Scotland KY10 3AR

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

Application Permitted - no conditions

60 **Application No:** 22/01471/PPP

Date Decision Issued: 24/06/2022

Ward: East Neuk And Landward

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Location: Land To East Of Braehead Cottage Peat Inn Fife

Applicant: Mr Tim Esparon Scotia House Castle Business Park Stirling Scotland FK9 4TZ

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

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of Adopted FIFEplan.
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the proposed access would sit directly adjacent to an existing access which serves a recently approved development which conflicts with the junction spacing standards. Adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

Ward: East Neuk And Landward**Proposal:** Formation of temporary vehicular access with associated materials storage areas, site compound and car parking**Location:** St Andrews Bay Kingask St Andrews Fife**Applicant:** St Andrews Bay Development Company Limited Bank of America Tower 12 Suite 2601A Harcourt Road Central Hong Kong SAR**Agent:** Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development authorised by this permission shall be removed and the land restored to its former condition on or before 5 years from the date of this consent..
2. 6 MONTHS BEFORE THE EXPIRY DATE OF THIS TEMPORARY PLANNING PERMISSION the following details shall be submitted to the Planning Authority for prior approval:
 - a time schedule for the planting of at least 36 replacement trees on the site and the replacement hedgerow and any other landscaping removed as a result of the development
 - a plan showing the location of the trees and hedgerow and any other landscaping to be planted
 - details of the species and size of the trees and hedgerow and any other landscaping to be planted
 - a maintenance schedule for the proposed planting

The planting shall be implemented in accordance with the above details as approved.

3. 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.
4. PRIOR TO THE FIRST USE OF THE PROPOSED VEHICULAR ACCESS, the construction of the vehicular crossing over the roadside verge shall be carried out to the satisfaction of Fife Council as Planning Authority.
5. PRIOR TO THE FIRST USE OF THE PROPOSED VEHICULAR ACCESS, visibility splays of 3m x 210m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public classified road and thereafter maintained for the lifetime of the development, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with Making Fife's Places Supplementary Guidance.
6. PRIOR TO ANY WORKS STARTING ON SITE, 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.
7. The temporary construction access shall be closed off to all vehicular traffic by permanent means and re-instated to the former state it was prior to the opening being formed, BY THE EXPIRY DATE OF THIS PERMISSION.
8. The recommendations and mitigation measures set out within the Preliminary Ecological Appraisal (Document 25 - ITPENERGISED, St Andrews Bay Preliminary Ecological Appraisal, 24.03.2021) shall be implemented in full, prior to, during and on completion of the development.
9. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.
2. In the interest of visual amenity. To mitigate against the loss of the trees on the site.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
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 visibility at the junctions of the vehicular access and the public road.
6. 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.
7. In the interest of road safety; to ensure that access to the golf course reverts to the one access.
8. In the interest of protected species.
9. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

62 **Application No:** 22/00776/LBC

Date Decision Issued: 29/06/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal and external alterations including installation of replacement windows, door and new flue to net loft building

Location: 19 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Ms Kate Brewer 19 Rodger Street Cellardyke Anstruther UK KY10 3HU

Agent: David Hill 32 Millbank Cupar UK KY15 5DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished in timber frames and thereafter permanently maintained as such with no visible trickle vents and the glazing depth shall be a maximum of 12mm.
2. FOR THE AVOIDANCE OF DOUBT, the proposed conversion of the net house hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the net house shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

63 **Application No:** 22/01123/FULL **Date Decision Issued:** 29/06/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Temple Crescent Crail Anstruther Fife KY10 3RS

Applicant: Mr Andrew Fraser 6 Temple Crescent Crail Anstruther Fife KY10 3RS

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

Application Permitted - no conditions

64 **Application No:** 22/00775/FULL

Date Decision Issued: 30/06/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows, doors and new flue to dwelling and net loft building

Location: 19 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Ms Kate Brewer 19 Rodger Street Cellardyke Anstruther UK KY10 3HU

Agent: David Hill 32 Millbank Cupar UK KY15 5DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished in timber frames and thereafter permanently maintained as such with no visible trickle vents and the glazing depth shall be a maximum of 12mm.
2. FOR THE AVOIDANCE OF DOUBT, the proposed conversion of the net house hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the net house shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

Ward: East Neuk And Landward

Proposal: Erection of 86 houses, access, drainage, open space including the provision of allotments, and all associated works (Section 42 application to modify Condition 23 of 19/00250/FULL to remove the requirement for provision of a validation report prior to occupation of plots 8, 9, 10, 11, 14, 15 and 16)

Location: Land South West Of The Manse Newark St Monans Fife

Applicant: Lochay Homes Ltd. 28 Stafford Street Edinburgh Scotland EH3 7BD

Agent: Jay Skinner 76 George Street Edinburgh EH2 3BU

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
2. All access driveways being constructed to the satisfaction of this planning authority at a gradient not exceeding 1 in 10 (10%) for the first 6m and shall thereafter have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation.
3. The first 2 metres of the driveway/access behind the adjoining public road/footway will be paved to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
4. All roads and associated works serving the proposed development being constructed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to occupation of each property, off street parking shall be provided for that property in accordance with the current Fife Council Transportation Development Guidelines. The parking shall thereafter remain in place in perpetuity.
6. Single garages used for car parking shall have minimum internal dimensions of 3m x 7m. Double garages used to park two vehicles shall have minimum internal dimensions of 6m x 7m. Garages smaller than this shall not be considered as contributing to the off-street parking requirement.
7. Prior to commencement of works on site, wheel cleaning facilities, the details of which have been agreed in writing by the Planning Authority, shall be provided and maintained throughout the construction of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
8. Prior to the occupation of the first dwelling house grit bins shall be provided and maintained, in addition to regular filling, to the satisfaction of this planning authority. The grit bins shall remain in perpetuity.
9. No dwelling house shall be occupied prior to the installation of operating street lighting and footways (where appropriate) to the satisfaction of this planning authority.
10. BEFORE THE DEVELOPMENT IS OCCUPIED, a footway 3 metres wide, the details of which have been agreed in writing by the Planning Authority, shall be provided along the total frontage of the site on the A917 in accordance with the current Fife Council Transportation Development Guidelines.
11. There shall be provided within the site parking spaces for visitors in accordance with the current Parking

Standards contained within the Fife Council Transportation Development Guidelines.

12. BEFORE ACCESS JUNCTIONS BECOME OPERATIONAL, visibility splays of 4.5m x 60m shall be provided to the left and to the right at the junction of the vehicular access to the site and the A917 public road and maintained clear of all obstructions exceeding 600mm above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines. All other junctions within the site must have visibility splays of 2.4m x 25m and private accesses 2m x 25m These visibility splays shall remain in perpetuity.
13. Within the curtilage of each of the properties taking direct vehicular access from the A917, a turning area for cars shall be provided prior to occupation of the property to ensure that all cars can enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall remain in place throughout the lifetime of the property.
14. BEFORE THE DEVELOPMENT IS OCCUPIED, the 30mph speed limit signs shall be relocated in accordance with the details which have been agreed in writing by the Planning Authority. For the avoidance of doubt, the developer shall be responsible for all costs associated with the relocation of the 30mph speed limit signs.
15. BEFORE THE DEVELOPMENT IS OCCUPIED, the developer shall install the agreed traffic calming 'gateway' features on the A917 to the west of the relocated 30mph speed limit signs.
16. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a public art strategy including the details of the proposed items of work relating to this strategy shall be submitted for the written approval of Fife Council as Planning Authority. The strategy shall demonstrate that the value of the works contributing to the public art strategy shall meet the terms of the Council's Guidance on Public Art in terms of the financial value of the items of work. The strategy shall propose a scheme of public consultation which shall involve Local Members and local community group or groups (if available) and shall include a phasing timescale for the implementation of the public art works. Thereafter the public art works shall be carried out entirely in accordance with the details and phasing approved under this condition and will be maintained in perpetuity by the applicant or other agreed party.
17. Prior to the occupation of the first property, the development as approved shall connect to the public sewer and shall continue to do so for the lifetime of the development.
18. The management and aftercare of the landscaping, planting and SUDS shall be carried out in accordance with the details which have been agreed in writing by the Planning Authority for the lifetime of the development.
19. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
20. Prior to the occupation of Plots 8, 9, 10, 11, 14, 15 and 16 the acoustic barriers, the details of which have been agreed in writing by the Planning Authority, shall be installed on site. Thereafter, the approved barriers shall remain in place for the lifetime of the development.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. In the interest of road safety; to ensure the provision of adequate design
3. In the interest of road safety; to ensure the provision of adequate design.
4. In the interest of road safety; to ensure the provision of adequate design.
5. To ensure the provision of adequate off-street parking.
6. To ensure the provision of adequate off-street parking.
7. In the interest of road safety; to ensure that public roads are kept free of mud, debris, etc.
8. In the interest of road safety; to ensure the provision of adequate winter maintenance facilities.
9. In the interest of road safety; to ensure the provision of adequate pedestrian facilities.
10. In the interest of road safety; to ensure the provision of adequate pedestrian and cyclist facilities.
11. To ensure the provision of adequate parking provision.
12. In the interest of road safety; to ensure the provision of adequate design.

13. In the interest of road safety; to ensure the provision of adequate design.
14. In the interest of road safety; to ensure the provision of an adequate speed limit.
15. In the interest of road safety; to ensure the provision of adequate traffic calming.
16. In the interests of good placemaking; to ensure a strategy for deploying the financial contribution towards public art is agreed.
17. To ensure that the relevant infrastructure is in place to allow the development to be drained in a sustainable manner.
18. 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.
19. 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.
20. In the interests of residential amenity; to ensure that the acoustic barriers are in place to protect the development from road noise.

66 **Application No:** 22/00530/FULL

Date Decision Issued: 07/07/2022

Ward: East Neuk And Landward

Proposal: Repainting of windows and installation of rooflight to dwellinghouse

Location: Ferniegair Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

Applicant: Mr Robert Kenny Ferniegair Meadow Road Barnyards Kilconquhar Leven Fife
KY9 1PD

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: Station Cottage Broomlees Kilconquhar Leven Fife KY9 1HA

Applicant: Mr And Mrs Barker Station Cottage Kilconquhar Leven Scotland KY9 1HA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

68 **Application No:** 22/01176/FULL **Date Decision Issued:** 07/07/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Skeith Road Cellardyke Anstruther Fife KY10 3FA

Applicant: Mr Alex Bowman 7 Skeith Road Cellardyke Anstruther Fife KY10 3FA

Agent:

Application Permitted - no conditions

69 **Application No:** 22/01257/FULL **Date Decision Issued:** 07/07/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 7 Rumford Crail Anstruther Fife KY10 3SS

Applicant: Mr Tom Lamb 7 Rumford Crail Anstruther Fife KY10 3SS

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

Application Permitted - no conditions

70 **Application No:** 22/01258/LBC

Date Decision Issued: 07/07/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows to dwellinghousee

Location: 7 Rumford Crail Anstruther Fife KY10 3SS

Applicant: Mr Tom Lamb 7 Rumford Crail United Kingdom KY10 3SS

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

Application Permitted - no conditions

71 **Application No:** 22/01470/FULL

Date Decision Issued: 07/07/2022

Ward: East Neuk And Landward

Proposal: Formation of vehicular access (Section 42 to amend conditions 1 and 2 of 20/02765/FULL)

Location: Bowbridge Farm Peat Inn Falfield Largoward Cupar Fife KY15 5LL

Applicant: Mr Paul Johnson Bowbridge Farm Peat Inn Falfield Largoward Cupar Fife KY15 5LL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The new access hereby approved, shall be formed within 3 months of the date of this decision notice, as shown on the Drawing No.GW-101 (Approved Drawing No.1 - Location and Block Plan).
2. That within 3 months of the date of this decision notice, or on completion of the new access (whichever is earlier), the partially formed access (approximately 65m to the north of the approved access) and the most northern access (approximately 125m to the north of the approved access), shall be closed off by permanent means to all vehicular traffic and shall remain closed off in perpetuity. For the avoidance of doubt, the accesses shall be stopped up by continuing the existing grass verges at either side of the accesses.
3. Prior to the first use of the new access hereby approved, visibility splays of 3m x 210m to the south and 3m x 210m to the north shall be provided at the junction of the new access with the existing B941 public road as shown on the approved Drawing No. GW-101 (Approved drawing 01 - Approve Site and Block Plan). Thereafter these shall be permanently maintained free from any obstructions exceeding a height of 1.05 metres above the adjacent road channel levels.

Reason(s):

1. In the interest of road safety; to provide a satisfactory access to accommodate the increase in vehicular traffic to the site.
2. In the interest of road safety; to ensure that the continued use of substandard accesses cease and that there is only one access to and from the site.
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.

72 **Application No:** 22/01775/APN

Date Decision Issued: 07/07/2022

Ward: East Neuk And Landward

Proposal: Prior Notification for Farm-related Building Works (Non-residential) - to replace approval 21/03768/APN

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

Applicant: Lumgair Farming Falside Farm Kenly Boarhills St Andrews Fife KY16 8PT

Agent: Stephen Pirie 9 Macgregor Street Brechin Angus DD9 6AB

Application Permitted - no conditions

73 **Application No:** 22/00693/LBC

Date Decision Issued: 08/07/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of PV panels to roof of steading building

Location: Drumhead Peat Inn Cupar Fife KY15 5LH

Applicant: Mr Ralph Sprot Drumhead Peat Inn Fife KY15 5LH

Agent:

Application Permitted - no conditions

74 **Application No:** 22/01353/FULL **Date Decision Issued:** 08/07/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Mayfield Terrace Colinsburgh Leven Fife KY9 1LT

Applicant: Mr James Lindsay 2 Mayfield Terrace Colinsburgh Fife KY9 1LT

Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted - no conditions

75 **Application No:** 22/01360/FULL

Date Decision Issued: 08/07/2022

Ward: East Neuk And Landward

Proposal: Two and single storey extensions to rear of dwellinghouse, raising of roof ridge height and installation of new windows and dormer extensions to dwellinghouse

Location: Glenfuir Ferry Road Earlsferry Leven Fife KY9 1AJ

Applicant: Mr & Mrs Dickson Flat 1 28 Green Street London England W1K 7AY

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

Application Permitted - no conditions

76 **Application No:** 22/01416/FULL

Date Decision Issued: 08/07/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 10 Rumford Crail Anstruther Fife KY10 3SS

Applicant: Ms Sian Millard 10 Rumford Crail Anstruther Fife KY10 3SS

Agent:

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 Crail Conservation Area are maintained.

77 **Application No:** 22/01628/LBC

Date Decision Issued: 08/07/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement of 2 no. lifting davits

Location: Crail Harbour Shoregate Crail Fife

Applicant: Mr Ken Gourlay Bankhead Central Glenrothes

Agent: Mr Nicholas Williamson Bankhead Central Glenrothes

Application Permitted - no conditions

78 **Application No:** 20/02930/FULL

Date Decision Issued: 16/06/2022

Ward: Glenrothes Central And Thornton

Proposal: Siting of 4 nos. storage containers (in retrospect)

Location: Glenrothes Rugby Football Club Carleton Avenue Glenrothes Fife KY7 5AH

Applicant: Mr Stephen Duffy Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The containers hereby approved shall not be used other than for storage in connection with the use of this public park for rugby football purposes; and shall not be used for any other purpose including those set out in Class 1 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification.
2. Each container hereby approved shall be removed within 10 years from the date of this consent and the land on which it is sited reinstated to its condition prior to siting.

Reason(s):

1. For the avoidance of doubt as to the development hereby approved and in the interests of ensuring the proposals do not conflict with the policies of the adopted FIFEplan Fife Local Development Plan (2017) as they relate to the principle of this development.
2. To ensure proper control over the development hereby approved, in the interests of the visual amenity of the area.

79 **Application No:** 22/01210/FULL

Date Decision Issued: 17/06/2022

Ward: Glenrothes Central And Thornton

Proposal: External alterations including new cladding, installation of new doors and infilling of openings

Location: Contra Ltd Edison House 17 Queensway Industrial Estate Fullerton Road
Glenrothes Fife KY7 5QR

Applicant: Mr J McDowell Tofthill Investments 10 Tofthill Glenrothes, Fife KY76QU

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

Application Permitted - no conditions

80 **Application No:** 22/00643/FULL **Date Decision Issued:** 23/06/2022

Ward: Glenrothes Central And Thornton

Proposal: Alteration to extension roof and formation of window to rear and installation of rooflights to sides of dwellinghouse

Location: 9 Rosebine Gardens Coaltown Of Balgonie Glenrothes Fife KY7 6HG

Applicant: Mr & Mrs Alan & Vicky Kidd 9 Rosebine Gardens Coaltown Of Balgonie Glenrothes KY7 6HG

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Erection of 2 no. dwellinghouses**Location:** 110 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ**Applicant:** Mr Brian Gay 2 Commercial Street Markinch Fife KY7 6DE**Agent:** Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of each of the proposed dwellinghouses, there shall be 2 No. off street parking spaces provided for each of those dwellinghouses within the curtilage of the site 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.
2. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off street parking space.
3. Prior to the occupation of the first 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).
4. Prior to the first occupation of each of the proposed dwellinghouses, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
5. Prior to the occupation of the first 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.
6. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

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

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.

8. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 6. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off street parking.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.

Ward: Glenrothes Central And Thornton
Proposal: Erection of veterinary clinic (Class 2) and associated development (demolition of existing building)
Location: Site To East Of Wok And Spice Bankhead Park Glenrothes Fife
Applicant: Ramsay Holdings Ltd Penang House Greenside Leven Fife UK KY8 5PB
Agent: Unwin Jones Bridge Lane Studio Caldewgate Carlisle Cumbria CA2 5SS

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

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

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

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 1. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

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

4. BEFORE THE VETERINARY CLINIC HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided 34 nos. off-street parking spaces, with the inclusion of the electric vehicle charging spaces, as shown in Drawing No. 10M (02 Proposed Site Plan), in accordance with the Fife Council Transportation Development Guidelines (August 2018). The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

83 **Application No:** 22/01175/FULL **Date Decision Issued:** 29/06/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to front of dwellinghouse

Location: 6 Inveraray Avenue Glenrothes Fife KY7 4QN

Applicant: Mr Nick Heggie 6 Inveraray Avenue Glenrothes KY7 4QN

Agent: Andrew Piatkowski East End 32 Main Street Coaltown KY7 6HS

Application Permitted - no conditions

84 **Application No:** 22/01045/FULL **Date Decision Issued:** 08/07/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to side of garage/ancillary accommodation to rear of dwellinghouse

Location: 33 Lochtyview Way Glenrothes Kirkcaldy Fife KY1 4BL

Applicant: Mr Kevin Smith 33 Lochtyview Way Thornton KY1 4BL

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted - no conditions

85 **Application No:** 22/01356/FULL

Date Decision Issued: 08/07/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension and erection of detached domestic outbuilding as ancillary residential accommodation to rear of dwellinghouse

Location: 92 Woodside Way Glenrothes Fife KY7 5DW

Applicant: Mr Chris Opdahl 92 Woodside Way Glenrothes KY7 5DW

Agent: David Hill 32 Millbank Cupar KY15 5DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ancillary self-contained accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse, 92 Woodside Way, Glenrothes, and shall not be sold or let as a permanent separate dwellinghouse.

Reason(s):

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

86 **Application No:** 22/00148/FULL

Date Decision Issued: 16/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of summerhouse and fence to side and erection of shed to front of dwellinghouse (in retrospect)

Location: 27 Cowal Crescent Glenrothes Fife KY6 3PS

Applicant: Mr William Bermingham 27 Cowal Crescent Glenrothes KY6 3PS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved fencing shall be stained/painted dark green within 3 months of the date of this permission, and retained as such for the lifetime of the development, unless otherwise agreed in writing with this planning authority.

Reason(s):

1. In the interest of visual amenity, to mitigate the visual impact of the approved fencing.

87 **Application No:** 22/00407/FULL **Date Decision Issued:** 16/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of raised decking to front of outbuilding to side of dwellinghouse

Location: Sawmill Cottage Main Street Star Glenrothes Fife KY7 6LQ

Applicant: Mr Andrew Stokes Sawmill Cottage Main Street, East End Star KY7 6LQ

Agent:

Application Permitted - no conditions

88 **Application No:** 22/00445/FULL **Date Decision Issued:** 17/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Two storey extension to side of dwellinghouse (Renewal of 19/00003/FULL)

Location: 2 Morlich Gardens Glenrothes Fife KY7 6GB

Applicant: Mr Craig Paterson 2 Morlich Gardens Glenrothes KY7 6GB

Agent:

Application Permitted - no conditions

89 **Application No:** 22/00935/FULL **Date Decision Issued:** 22/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of prescription dispenser to front of shop

Location: 20 High Street Markinch Glenrothes Fife KY7 6DQ

Applicant: Mr Mahyar Nickkho-Amiry 67 Bank St Lochgelly KY5 9QN

Agent: Kerr Hadden 15 Grange Road Burntisland KY3 0HH

Application Permitted - no conditions

90 **Application No:** 22/01334/FULL **Date Decision Issued:** 22/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Canopy porch extension and dormer extension to front, single storey extension and dormer extension to rear and replacement roof covering to dwellinghouse

Location: 1 Glendarvel Place Glenrothes Fife KY7 6GN

Applicant: Mr Alan Mitchell 1 Glendarvel Place Glenrothes KY7 6GN

Agent: Chris Andrews 41 Tarvit Drive Cupar KY15 5BQ

Application Permitted - no conditions

91 **Application No:** 22/00154/FULL **Date Decision Issued:** 23/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of boundary fences to front of dwellinghouse (part retrospect)

Location: 7 Beechwood Drive Glenrothes Fife KY7 6GE

Applicant: McIntee Group Ltd. 7 Beechwood Drive Glenrothes KY7 6GE

Agent: McIntee Group Ltd 7 Beechwood Drive Glenrothes KY7 6GE

Refusal/Enforcement Action

Reason(s):

1. In the interests of design and visual amenity; the proposed fences by virtue of their form, height and prominent position are considered to be out of character with the low level boundary treatments and open nature of the neighbouring front gardens, which defines the area. The proposal is therefore considered to create an adverse impact on the visual amenity of the property as well as the streetscape in general and would set an unacceptable precedent for similar developments. The proposal is therefore contrary to the terms of Policies 1 and 10 of the Adopted FIFEplan (2017).

92 **Application No:** 22/01103/FULL

Date Decision Issued: 23/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey replacement garage/store extension to side/rear and erection of fencing to other side of dwellinghouse

Location: 12 Formonthills Lane Glenrothes Fife KY6 3EL

Applicant: Mr & Mrs J. Thomson 12 Formonthills Lane Glenrothes KY6 3EL

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

Application Permitted - no conditions

93 **Application No:** 21/01376/FULL **Date Decision Issued:** 28/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Second floor extension to rear, installation of dormer extension and alterations to front of dwellinghouse

Location: 358 - 360 High Street Leslie Glenrothes Fife KY6 3AX

Applicant: Mr J Mann 358 High Street Leslie KY6 3AX

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

Application Withdrawn

94 **Application No:** 21/03518/FULL **Date Decision Issued:** 28/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of detached double domestic garage to side/front of dwellinghouse

Location: 1 Redpath Loan Glenrothes Fife KY7 6FR

Applicant: Mr J Cuthill 1 Redpath Loan Glenrothes KY7 6FR

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted - no conditions

95 **Application No:** 22/00996/FULL **Date Decision Issued:** 29/06/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Proposed attic conversion with dormer and balcony

Location: 2 Sappi Road Glenrothes Fife KY7 6ZJ

Applicant: Mr G Roberts 2 Sappi Road Glenrothes Fife KY7 6ZJ

Agent: John Raeburn 12 Tanna Drive Glenrothes Fife KY7 6FX

Application Permitted - no conditions

96 **Application No:** 22/00957/FULL **Date Decision Issued:** 07/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of replacement roof covering and rainwater goods to front and rear of dwellinghouses

Location: 50 High Street Leslie Glenrothes Fife KY6 3DA

Applicant: Fife Council Housing Rothsay House Rothsay Place Glenrothes KY7 5PQ

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

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 6 Greenmantle Way Glenrothes Fife KY6 3QG

Applicant: Ms Lesley Barton 6 Greenmantle Way Glenrothes KY6 3QG

Agent: Ross McFadyen 14 Cunningham Place Glenrothes KY6 1AS

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.

98 **Application No:** 22/00476/ADV

Date Decision Issued: 17/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Display of 2 internally illuminated fascia signs and 2 non-illuminated window vinyls to front of store

Location: Brantano Unit B Saltire Centre Pentland Park Glenrothes Fife KY6 2AL

Applicant: Jollyes 8 Saltire Business Park Glenrothes KY6 2AL

Agent: Craig Robinson 7 , Carlington Court, Patterson Street Gateshead NE21 5SE

Application Permitted - no conditions

99 **Application No:** 22/01213/ADV

Date Decision Issued: 17/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Display of 2 replacement externally illuminated fascia signs and 1 wall sign, and window vinyls to front of shop

Location: 17-18 Claymore Centre Kinclaven Gardens Glenrothes Fife KY7 4UR

Applicant: McColls Retail Group Ground Floor West 1 London Road Brentwood CM14 4QW

Agent: David McRae Caledonia House Evanton Drive Glasgow G46 8JT

Application Permitted - no conditions

100 **Application No:** 22/00639/LBC

Date Decision Issued: 23/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Listed Building Consent for installation of replacement windows

Location: 2 Redwells Road Kinglassie Lochgelly Fife KY5 0YH

Applicant: Mr gordon waters Redwells Manse 2 Redwells Road Kinglassie uk ky5 0yh

Agent: andrew piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7
6HS

Application Permitted - no conditions

101 **Application No:** 22/00653/FULL

Date Decision Issued: 24/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Formation of vehicle access and hardstanding to front of dwellinghouse (in retrospect)

Location: 28 Auchavan Gardens Glenrothes Fife KY7 4TU

Applicant: Mr David McIvor 28 Auchavan Gardens Glenrothes UK KY7 4TU

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

Application Permitted - no conditions

102 **Application No:** 22/00654/FULL

Date Decision Issued: 24/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of detached garage to side of existing dwellinghouse (in retrospect)

Location: 28 Auchavan Gardens Glenrothes Fife KY7 4TU

Applicant: Mr David McIvor 28 Auchavan Gardens Auchavan Gardens Glenrothes United Kingdom KY7 4TU

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

Application Permitted - no conditions

103 **Application No:** 22/01605/CLP

Date Decision Issued: 30/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (proposed) for single storey extension with associated raised platform to rear of dwellinghouse

Location: 26 Lochty Park Kinglassie Lochgelly Fife KY5 0YU

Applicant: Mrs Lee-Anne Cameron 26 Lochty Park Kinglassie Lochgelly Fife KY5 0YU

Agent: NEIL WISHART 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Hazardous substance consent for storage of 95,447 tonnes of alcohol/P5c Flammable Liquids comprising 45 tonnes of Ethanol/Water ('low wines and Feints' max. 35% ABV), 125 tonnes of Ethanol/Water (Distilled Spirit - max.94% ABV - Spirit Storage), 43,843 tonnes of Ethanol/Water (Distilled Spirit - Max. 72% ABV - 'Whisky for Maturation'), 497 tonnes of Ethanol/Water (Mature Spirit - Max. 70% ABV - 'Mature Whisky) and 50,937 tonnes of Ethanol/Water (Distilled Spirit - Max. 72% ABV - 'Whisky for Maturation')

Location: Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

Applicant: InchDairnie Distillery Ltd Whitecraigs Road Glenrothes Fife KY6 2RX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The Hazardous Substances shall not be kept or used other than in accordance with the particulars provided in the application, nor outside the areas marked as Maturation warehouses, Dunnage warehouse, storage tanks, blend tanks or road-tanker offloading areas on the Substance Location Plan "INC (20) AP 021 P5" (dated 20/09/2021).

Reason(s):

1. To clearly define the level of hazardous substance permitted by this consent.

105 **Application No:** 22/00913/FULL

Date Decision Issued: 14/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of solar panels

Location: The Laurels Burnside Gateside Kinross Fife KY13 9SP

Applicant: Mr Eric Watson The Laurels Burnside Gateside Kinross Fife KY13 9SP

Agent:

Application Permitted - no conditions

106 **Application No:** 21/03355/CLP

Date Decision Issued: 15/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (proposed) for erection of outbuilding for use as workshop/stable block.

Location: Gorno Grove Cottage Strathmiglo Cupar Fife KY14 7SE

Applicant: Mr Steven Little Gorno Grove Cottage Strathmiglo United Kingdom KY14 7SE

Agent:

Application Permitted - no conditions

107 **Application No:** 22/01286/FULL

Date Decision Issued: 15/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows and doors

Location: 8 Distillery Street Auchtermuchty Cupar Fife KY14 7BY

Applicant: Mr & Mrs Hamill 8 Distillery Street Auchtermuchty UK KY14 7BY

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

Application Permitted - no conditions

108 **Application No:** 22/01252/LBC

Date Decision Issued: 21/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal alterations to dwellinghouse

Location: Moncrieff House High Street Falkland Cupar Fife KY15 7BZ

Applicant: Mrs Helen Lawrenson The Stables Wesport Falkland Cupar United Kingdom
KY15 7AF

Agent: Alasdair Baird Castle Shotts Balmbrae Falkland Cupar United Kingdom KY15
7BS

Application Permitted - no conditions

109 **Application No:** 22/01206/FULL

Date Decision Issued: 28/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension to front of dwellinghouse

Location: 11 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Ms Yvonne Austen 11 Shuttlefield Newburgh Cupar Fife KY14 6DT

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

Application Permitted - no conditions

110 **Application No:** 22/01348/LBC

Date Decision Issued: 28/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for porch extension to dwellinghouse

Location: 11 Shuttlefield Newburgh Cupar Fife KY14 6DT

Applicant: Ms Yvonne Austen 11 Shuttlefield Newburgh Cupar Scotland KY14 6DT

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

Application Permitted - no conditions

111 **Application No:** 22/01409/FULL

Date Decision Issued: 28/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows & doors

Location: Lilac Bank West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr J Martin Lilac Bank West Port Falkland UK KY15 7BW

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

Application Permitted - no conditions

112Application No: 22/01410/LBC

Date Decision Issued: 28/06/2022

Ward: Howe Of Fife And Tay Coast

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

Location: Lilac Bank West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr J Martin Lilac Bank West Port Falkland Cupar Fife KY15 7BW

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

Application Permitted - no conditions

113 **Application No:** 22/01450/CLE

Date Decision Issued: 28/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of Lawfulness (Existing) for relocation of door

Location: 13 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

Applicant: Ms Joan Longo 13 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of dwellinghouse
Location: Site To West Of Church Street Ladybank Fife
Applicant: Raith Homes 0 Blackwood Road Glenrothes UK KY7 4NP
Agent: Gordon Aitken 108 St Clair Street Kirkcaldy Fife KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be a minimum of 2 No. off street parking spaces provided within the curtilage of the site. For the avoidance of any doubt, the off street parking shown on Drawing No. 005-C is acceptable, however, the driveway shown to accommodate 2 No. off street parking spaces shall be positioned behind the adjacent footway and shall be a minimum of 11m in length and 2.5m in width. The driveway showing 1 No. off street parking space shall require to be a minimum of 6m in length and 2.5m wide.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

All land contamination reports shall be prepared in accordance with CLR 11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.

3. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 3. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of

this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
2. In the interest of road safety; to ensure that adequate off street parking exists and that there is no overhang of vehicles onto the adjacent footway.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.

115 **Application No:** 22/00850/FULL

Date Decision Issued: 29/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension to front of dwellinghouse

Location: West End Cottage Braehead Newton Of Falkland Cupar Fife KY15 7RZ

Applicant: Mr E Van Beuskom West End Cottage Braehead Newton of Falkland Fife
KY15 7RZ

Agent: John Raeburn 12 Tanna Drive Glenrothes Fife KY7 6FX

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Change of use of land to form holiday caravan park and construction of 34 no. lodge style caravan pitches, associated access roads, drainage infrastructure, solar panels and landscaping
Location: Fort Springs Fishery Downfield Coaltown Of Burnturk Fife
Applicant: Fort Springs Ltd Downfield Farm Ladybank Cupar Scotland KY15 7TG
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before any of the caravans are sited, full details of the external finishing materials of the caravans shall be submitted for the written approval of Fife Council as Planning Authority. The development shall be implemented in accordance with the details approved through this condition.
2. Before any development commences on site, a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The development shall be completed in accordance with the details approved through this condition.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

4. Prior to any works commencing on site, an access bellmouth and access track, as shown on Drawing No. FF-103 shall be constructed. The access bellmouth shall have a minimum throat width of 6 metres with 9 metre radius kerb and shall be surfaced in a bound material for a length of 13 metres from the adjoining road channel line in accordance with Making Fife's Places Supplementary Guidance (2018).
5. Immediately when the new access comes into use, the existing access shown on Drawing No. FF-103 shall be closed off to all vehicular traffic by permanent means.
6. Prior to the first use of the first lodge style caravan, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
7. Prior to the first use of the proposed vehicular access, Visibility splays of 4.5m x 140m shall be provided to the left and to the right of the newly formed access onto the C30 public classified road and shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
8. Prior to the first use of the first lodge style caravan, 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 the interests of visual amenity.
2. In the interests of visual amenity and biodiversity.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to prevent deleterious materials from being carried by vehicles onto the public road.
5. In the interest of road safety; to ensure that there is no intensification of use of a substandard access and that only one vehicular access serves the development site.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
8. 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.

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of dwellinghouse

Location: 24 Kinloch Street Ladybank Cupar Fife KY15 7LF

Applicant: Mr and Mrs C Brown 24 Kinloch Street Ladybank Scotland KY15 7LF

Agent: Alan Aitken 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 the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site and there shall be 2 No. off street parking spaces provided for the existing 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 occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05m above the adjoining carriageway level, insofar as lies within the applicant's control, all in accordance with the current Fife Council Transportation Development Guidelines.
3. Houses in Multiple Occupation: The dwellinghouse 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 the residential unit 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 off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).

Ward: Inverkeithing And Dalgety Bay

Proposal: Extension to warehouse and relocation of storage unit

Location: Thistle House 8 St Davids Drive St Davids Business Park Dalgety Bay
Dunfermline Fife KY11 9PF

Applicant: KDM Shopfitting Ltd Thistle House 8 St David's Drive Dalgety Bay Fife KY11
9PF

Agent: Linda Duff - Pitreavie Drive Pitreavie Business Park Dunfermline United
Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extended part of the building, there shall be provided within the site 55 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing 03. For the avoidance of doubt, one of the 55 spaces shall include an electric vehicle charging point. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

119 **Application No:** 22/00785/FULL

Date Decision Issued: 13/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of porch with balcony to side of dwellinghouse

Location: 56 Whinnyhill Crescent Inverkeithing Fife KY11 1BD

Applicant: Mr A Kane 56 Whinnyhill Crescent Inverkeithing Fife KY11 1BD

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

120 **Application No:** 21/02784/FULL

Date Decision Issued: 14/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 53 Lade Braes Dalgety Bay Dunfermline Fife KY11 9SS

Applicant: Mr Neil Tomlinson 53 Lade Braes Dalgety Bay Dunfermline United Kingdom
KY11 9SS

Agent:

Application Withdrawn

121 **Application No:** 21/03915/FULL

Date Decision Issued: 14/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of rooflights and door and replacement windows

Location: 6 Park Lane Aberdour Burntisland Fife KY3 0TN

Applicant: Mr Andrew Roberts 6 Park Lane Aberdour Burntisland Fife KY3 0TN

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

Application Permitted - no conditions

122Application No: 21/00767/NMV1

Date Decision Issued: 16/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: First floor extension and balcony to rear of dwellinghouse (Non material variation to approved 21/00767/FULL for alterations to roof)

Location: 5 Lower Glebe Aberdour Burntisland Fife KY3 0XJ

Applicant: Mr R Davidson 5 Lower Glebe Aberdour Fife UK KY3 0XJ

Agent: Richard Taylor King James VI Business Centre Friarton Rd Perth UK PH2 8DY

Application Permitted - no conditions

123 **Application No:** 22/00256/FULL

Date Decision Issued: 16/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of hardstanding

Location: 23 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mr Rayner Lazaro 50 Gamekeepers Road Edinburgh United Kingdom EH4
6LS

Agent: David Liston 9 Gayfield Sqaure Edinburgh UK EH1 3NT

Application Permitted - no conditions

124 **Application No:** 22/00091/LBC

Date Decision Issued: 17/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for alterations to public house including installation of replacement door

Location: 38 High Street Inverkeithing Fife KY11 1NN

Applicant: WM Inverkeithing 36-38 High Street Inverkeithing United Kingdom KY11 1NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hereby approved fascia sign shall replace the existing unauthorised fascia sign WITHIN THREE MONTHS OF THE DATE OF THIS DECISION, unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

125 **Application No:** 22/00092/ADV

Date Decision Issued: 17/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of externally illuminated fascia sign

Location: 38 High Street Inverkeithing Fife KY11 1NN

Applicant: WM Inverkeithing 36 High Street Inverkeithing United Kingdom KY11 1NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hereby approved fascia sign shall replace the existing unauthorised fascia sign WITHIN THREE MONTHS OF THE DATE OF THIS DECISION, unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

126 **Application No:** 22/00723/LBC

Date Decision Issued: 17/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for installation of stairlift

Location: 1 Donibristle House West Wing Dalgety Bay Dunfermline Fife KY11 9DG

Applicant: Ewen Watt 1 Donibristle House West Wing Dalgety Bay Dunfermline Fife
KY11 9DG

Agent:

Application Permitted - no conditions

127 **Application No:** 22/00729/FULL

Date Decision Issued: 17/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Porch extension to front of dwellinghouse

Location: 25 Morlich Crescent Dalgety Bay Dunfermline Fife KY11 9UW

Applicant: Mrs J Bishop 25 Morlich Crescent Dalgety Bay Dunfermline Fife KY11 9UW

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Porch extension to front of dwellinghouse
Location: 37 Inchmickery Road Dalgety Bay Dunfermline Fife KY11 9NL
Applicant: Mr Doug Drysdale 37 Inchmickery Road Dalgety Bay UK KY11 9NL
Agent: Stuart Hannah Liberty Centre Pitreavie Way Dunfermline UK KY11 8QS

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.

129 **Application No:** 22/00090/FULL

Date Decision Issued: 21/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations to front of public house including installation of replacement door

Location: 38 High Street Inverkeithing Fife KY11 1NN

Applicant: WM Inverkeithing Half Crown 36 High Street Inverkeithing United Kingdom
KY11 1NN

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

Application Permitted - no conditions

130 **Application No:** 22/00515/FULL

Date Decision Issued: 22/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of two storey side extension, single storey rear extension and erection of porch to front

Location: Stetind Inch Avenue Aberdour Burntisland Fife KY3 0TF

Applicant: Mr D MacNeil 6 Inch Avenue Aberdour Scotland KY3 0TF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE ROOF TOP BALCONY FEATURE IS BROUGHT INTO USE, details of a 1.8 metre high privacy screen located along the whole roof terrace boundary immediately adjacent to No.8 Inch Avenue shall be submitted for the prior written approval of Fife Council as Planning Authority and thereafter the agreed screen shall be fully installed and maintained as such for the lifetime of the rooftop balcony feature unless otherwise agreed with this Planning Authority. For the avoidance of doubt the height shall be measured from the finished floor level of the approved roof terrace feature upwards.

Reason(s):

1. In the interests of safeguarding residential amenity.

131 **Application No:** 21/02147/FULL

Date Decision Issued: 24/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Replacement roughcast and amendments to paint colour on dwellinghouse

Location: Yoll Cottage Helen Place North Queensferry Inverkeithing Fife KY11 1JS

Applicant: Mr Michael Blackley Yoll Cottage Helen Place North Queensferry Inverkeithing
Fife KY11 1JS

Agent:

Application Permitted - no conditions

132Application No: 22/00508/FULL

Date Decision Issued: 24/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey to front of dwellinghouse including removal of existing extension and installation of replacement windows.

Location: Yoll Cottage Helen Place North Queensferry Inverkeithing Fife KY11 1JS

Applicant: Mr Michael Blackley Yoll Cottage Helen Place North Queensferry Inverkeithing UK KY11 1JS

Agent: Laura Wardrop 33 Inchcolm Drive North Queensferry Scotland KY11 1LD

Application Permitted - no conditions

133Application No: 22/01454/CLE

Date Decision Issued: 24/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (existing use) as cafe (Class 3) with ancillary hot food takeaway

Location: 16 Shore Road Aberdour Burntisland Fife KY3 0TR

Applicant: Mr Mark Rigby 16 Shore Road Aberdour United Kingdom KY3 0TR

Agent:

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Change of use from kennels to dwellinghouse and installation of windows, rooflights and flue
Location: Coldwell Cottage Clockluine Road Hillend Dunfermline Fife KY11 7HF
Applicant: Mr John Ferguson Coldwell Cottage Clockluine Road Hillend Scotland KY11 7HF
Agent: David Hall 42 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE NEW DWELLINGHOUSE, the section of wall highlighted in PINK and the length of hedge highlighted in LIGHT BLUE on the proposed site plan (Drawing 05 - Site Plans with Gates and Hedge Details - uploaded on 29/03/2022) shall be lowered to a height not exceeding one metre above the adjoining public road channel level in accordance with the current Fife Council Making Fife's Places Appendix G. The resultant visibility splay in the east direction shall be retained for the lifetime of the development.
2. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit 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 road junctions etc.
2. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan - Fife Local Development Plan (2017).

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of 9 light industrial units (Class 4)
Location: Land Adjacent To Block 14 Holden Way Hillend Industrial Park Dalgety Bay Fife
Applicant: Mr Alan Esson 4 Rutland Square Edinburgh United Kingdom EH1 2AS
Agent: Victoria Mungall 4 Rutland Square Edinburgh Scotland EH1 2AS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, adequate wheel cleaning facilities approved by Fife Council as planning authority shall have been provided and thereafter 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.
2. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT IN THE COURTYARD, the parking and courtyard areas shall have been laid out as per drawing no. L-003 Rev B and this layout shall be retained for the lifetime of the development.
3. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, all works done on or adjacent to existing public roads shall have been constructed in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in drawing no. L-003 Rev B. This shall include the provision of flush heel kerbing to delineate the extents of the rear of the public road boundary (approximately 1.8 metres back from the adjoining road channel kerb line) at the new access junction.
4. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, visibility splays 2.4m x 43m shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall thereafter be retained for the lifetime of the development.
5. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site 25 communal parking spaces, including 1 electric vehicle charging space for vehicles, in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G and as per the layout shown in drawing no. L-003 Rev B. The parking spaces shall each have a minimum width of 2.5 metres and shall be retained throughout the lifetime of the development.
6. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site 3 covered, safe and secure cycle parking spaces in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G. The cycle parking spaces shall be retained throughout the lifetime of the development.
7. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
2. In the interests of road safety; to ensure the provision of an adequate design layout, turning and manoeuvring space.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
5. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure all contamination within the site is dealt with.

136 **Application No:** 22/00652/FULL

Date Decision Issued: 30/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of rooflight and replacement bay windows (variation to 20/03037/FULL)

Location: Andor Main Road North Queensferry Inverkeithing Fife KY11 1HB

Applicant: Mr Daniel Fraser Andor Main Road North Queensferry Inverkeithing Fife KY11 1HB

Agent: Laura Wardrop 33 Inchcolm Drive North Queensferry Scotland KY11 1LD

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for repairs to 3 no. chimneys

Location: Dales Farmhouse Dunfermline Fife KY11 7HR

Applicant: Major David Ronaldson The Dales Farmhouse North Road Dunfermline United Kingdom KY11 7HR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A finalised detailed schedule of works, included a stone and mortar analysis, shall be submitted for written approval by Fife Council once the extent of the works is established. FOR THE AVOIDANCE OF DOUBT, this shall be submitted prior to the completion of the works.

Reason(s):

1. In the interests of visual amenity; to ensure that the repair works are appropriate in protecting character of this building.

138 **Application No:** 22/01169/ADV

Date Decision Issued: 07/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of 6 no. non-illuminated and 1 no. illuminated free-standing signs

Location: Land To The South Of Main Street Aberdour Fife

Applicant: Mr Daniel Mooney Cairnlee House Calendar Boulevard Falkirk Scotland FK1
1XE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The approved signage shall be removed from the site no more than 1 month following the sale of the final property of the development, or the expiry of the period of 4 years from the date of this permission, whichever happens first, and the site restored to its former condition immediately thereafter.

Reason(s):

1. To ensure the signboards are only in place for the relevant period of their purpose.

139 **Application No:** 22/00846/FULL

Date Decision Issued: 08/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement windows, erection of single storey replacement extension to rear of dwellinghouse

Location: Battery House 3 East Bay North Queensferry Inverkeithing Fife KY11 1JX

Applicant: Ms Sarah Devlin 3 East Bay North Queensferry Inverkeithing Fife KY11 1JX

Agent: Laura Wardrop 33 Inchcolm Drive North Queensferry Fife KY11 1LD

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of dwellinghouse (holiday accommodation for personal use) (Class 9) and formation of access road (part retrospective)
Location: Woodland At Craigs Plantation Fordell Dunfermline Fife
Applicant: Mr Paul Simpson 16 Linnwood Drive Leven Fife KY8 5AD
Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Refusal/Enforcement Action

Reason(s):

1. In the interests of safeguarding the countryside from unjustified sporadic residential development; the need for a new dwelling at this location has not been justified as the application site lies outwith any defined settlement boundary and the proposal does not meet any of the criteria set out in Policies, 1, 2, 7 or 8 of the Adopted FIFEplan. The proposal is therefore contrary to Policies 1, 2, 7 and 8 of the Adopted FIFEplan (2017).
2. In the interests of providing adequate surface water management; insufficient information, by way of the lack of a surface water management plan, has been submitted to determine whether the proposal would incorporate measures to ensure that it will be served by adequate infrastructure and services and that the proposal will not individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. The proposal is therefore contrary to Policies 1, 3 and 12 the Adopted FIFEplan (2017).
3. In the interests of safeguarding trees which have a landscape, amenity and nature conservation value; insufficient information by way of the lack of tree report, has been submitted to determine whether the proposal would have no detrimental impact on the trees adjacent to the application site. The proposal is, therefore, contrary to Policies 1 and 13 of the Adopted FIFEplan (2017).
4. In the interests of supporting the transition to a low carbon economy; insufficient information, by way of the lack of a low carbon checklist and details relating to energy efficiency measures and energy generating technologies, has been submitted to determine whether the proposal would incorporate sufficient measures to enable the transition to a low carbon economy. The proposal is therefore contrary to Policies 1 and 11 the Adopted FIFEplan (2017) and Fife Council's Low Carbon Fife Supplementary Guidance (January 2019).

141 **Application No:** 22/00601/CAC

Date Decision Issued: 22/06/2022

Ward: Kirkcaldy Central

Proposal: Conservation Area Consent for demolition of former ballroom building

Location: 9 Esplanade Kirkcaldy Fife KY1 1HR

Applicant: Mr Warren Hawke 30 Kirkfield Wynd Howwood Scotland PA9 1DU

Agent: David Wyllie Page \ Park Architects 20 James Morrison Street Glasgow
United Kingdom G1 5PE

Application Permitted - no conditions

142Application No: 22/01480/FULL

Date Decision Issued: 22/06/2022

Ward: Kirkcaldy Central

Proposal: Installation of 1 self-service jet wash bay.

Location: Wemyssfield Service Station Abbotshall Road Kirkcaldy Fife KY1 1YG

Applicant: Motor Fuel Group Ltd Gladstone Place 36-38 Upper Marlborough Road St Albans United Kingdom AL1 3UU

Agent: Graham Adcock Elta House Birmingham Road Stratford upon Avon Warwickshire CV37 0AQ

Application Permitted - no conditions

143 **Application No:** 22/00469/LBC

Date Decision Issued: 24/06/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal and external alterations

Location: Old Cinema 260A High Street Kirkcaldy Fife KY1 1LA

Applicant: Mr Warren Hawke 30 Kirkfield Wynd Howwood Renfrewshire PA9 1DU

Agent: David Wyllie Page \ Park Architects 20 James Morrison Street Glasgow
United Kingdom G1 5PE

Application Permitted - no conditions

Ward: Kirkcaldy Central

Proposal: External alterations to dwellinghouse including erection of car port, removal of existing side extensions, installation of replacement windows and doors, re-rendering of exterior walls and formation of hardstanding

Location: 2 East Fergus Place Kirkcaldy Fife KY1 1XT

Applicant: Mr Nigel Watson 2 East Fergus Place Kirkcaldy Fife KY1 1XT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, details of the proposed gate serving the new driveway shall be submitted for approval in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

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

145 **Application No:** 22/00528/LBC

Date Decision Issued: 28/06/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for external alterations to dwellinghouse including erection of car port, removal of existing side extensions, installation of replacement windows and doors and re-rendering of exterior walls

Location: 2 East Fergus Place Kirkcaldy Fife KY1 1XT

Applicant: Mr Nigel Watson 2 East Fergus Place Kirkcaldy Fife KY1 1XT

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

Application Permitted - no conditions

146 **Application No:** 22/00544/FULL

Date Decision Issued: 29/06/2022

Ward: Kirkcaldy Central

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

Location: Tinto Cottage 1 Hunter Street Kirkcaldy Fife KY1 1ED

Applicant: Mrs Evelyn Duncan 1 Hunter Street Kirkcaldy United Kingdom KY25NB

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy Central
Proposal: Erection of domestic garage and installation of fence/gate
Location: Land Adjacent To 55 Adamson Avenue Kirkcaldy Fife
Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston EH54 5DG
Agent: Scott Wallace Bryerton House 129 High Street Linlithgow West Lothian EH49 7EJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hereby approved fence and gate shall comprise of vertically aligned timber boarding to match design of the adjoining fence to the west of the development site, unless otherwise agreed in writing by Fife Council as Planning Authority.
2. Prior to the garage coming into use, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the garage coming into use, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. 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). Any gates shall be manufactured to open inwards into the site.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

Ward: Kirkcaldy East
Proposal: Erection of storage building (Class 6)
Location: Denburn Yard Denburn Road Kirkcaldy Fife KY1 2HD
Applicant: Mr James Reekie Denburn Yard Denburn Road Kirkcaldy Fife KY1 2HD
Agent: John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

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.
2. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).

149 **Application No:** 22/00944/FULL

Date Decision Issued: 14/06/2022

Ward: Kirkcaldy North

Proposal: One and a half storey extension to side of dwellinghouse including formation of dormer extension

Location: 9 Carradale Gardens Kirkcaldy Fife KY2 6XU

Applicant: Mr Mark Westwater 9 Carradale Gardens Kirkcaldy Fife KY2 6XU

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

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Porch extension to front of dwellinghouse

Location: 3 Liberton Road Kirkcaldy Fife KY2 6LZ

Applicant: Mrs Alison Hamilton 3 Liberton Road Kirkcaldy Fife KY2 6LZ

Agent: Ross McFadyen 14 Cunningham Place Glenrothes Scotland Ky6 1as

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.

151 **Application No:** 22/01354/FULL

Date Decision Issued: 29/06/2022

Ward: Kirkcaldy North

Proposal: Erection of domestic outbuilding (Retrospective)

Location: 14 Tain Place Kirkcaldy Fife KY2 6FX

Applicant: Mr Andrew Grove 14 Tain Place Kirkcaldy Fife KY2 6FX

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of 43 affordable housing units with associated landscaping and infrastructure
Location: Land To East Of Langside Crescent Kennoway Fife
Applicant: Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ
Agent: EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. Before it is planted on site, a scheme of landscaping (including maintenance details) 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 Fife Council as Planning Authority. The development shall be completed in accordance with the approved details during first available planning season, after completion of the development.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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

working days.

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

6. Before it is brought into use, the Scottish Water parking lay-by towards the south of the application site shall be gated off and only be available for use by Scottish Water personnel. The layby shall be gated off for the lifetime of the development.
7. Before any development commences on site, a suitable Air Quality Impact Assessment (AQIA) shall be undertaken and submitted to Fife Council as Planning Authority for prior written approval. Any measures recommended within the approved AQIA shall be implemented in full, prior to the occupation of the first unit.

Reason(s):

1. In order to define the terms of the consent.
2. In the interest of visual amenity and biodiversity enhancement; to ensure landscaping for the site is appropriate.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interest of road safety; to ensure the lay-by is not available for general use which would result in undesirable traffic movements.
7. In in interest of maintaining good air quality; to ensure the development has no significant impact on existing air quality levels in the surrounding area.

Ward: Leven, Kennoway And Largo
Proposal: Erection of dwellinghouse with ancillary accommodation (demolition of existing building)
Location: P And D Decorators The Causeway Kennoway Leven Fife KY8 5JX
Applicant: Miss Kirsty O'Brien Balmae Baintown Leven Scotland KY8 5SJ
Agent: Samuel Hinchliffe Suite 2 Abtel Building Pitreavie Business Park Pitreavie Dr Dunfermline Scotland KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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.

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. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To ensure all contamination within the site is dealt with appropriately.
2. To protect residential amenity
3. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).

154 **Application No:** 21/03669/CAC

Date Decision Issued: 16/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Complete demolition in a conservation area

Location: P And D Decorators The Causeway Kennoway Leven Fife KY8 5JX

Applicant: Miss Kirsty O'Brien Balmae Baintown Leven Scotland KY8 5SJ

Agent: Samuel Hinchliffe Suite 2 Abtel Building Pitreavie Business Park Pitreavie Dr
Dunfermline Scotland KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to work commencing on site, a Demolition Statement shall be provided for written approval by Fife Council as Planning Authority. The Demolition Statement should ensure that that all demolitions comply with BS 6187:2011 (Code of practice for full and partial demolition) and all current amendments, guidance note GS 29/1 (May 1988) from the Health and Safety Executive regarding preparation for, planning of and safe execution of demolition operations. Demolition works shall then be undertaken as agreed.

Reason(s):

1. To ensure that the demolition is dealt with appropriately.

Ward: Leven, Kennoway And Largo
Proposal: Change of use from agricultural land to allow siting of 30 static holiday caravan pitches and associated vehicular access, parking and drainage infrastructure
Location: Letham Feus Caravan Park Leven Fife KY8 5NT
Applicant: Letham Feus Caravan Park Ltd Letham Feus Caravan Park Leven Fife Scotland KY8 5NT
Agent: David Queripel 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 the first static holiday caravan unit, visibility splays of 4.5m x 210m shall be provided to the North East and to the South West at the junction of the vehicular crossing and the A916 classified public road and thereafter 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. For the avoidance of any doubt, the hedge to the South West shall require to be cut back and the sign to the South West shall require to be moved to a position that is outwith the visibility splay line.
2. Prior to the occupation of the first and subsequent static holiday caravans, there shall be a minimum of 1 No. off street parking space provided for each static holiday caravan within the curtilage of the site, in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Leven, Kennoway And Largo
Proposal: Erection of replacement domestic garage and store/garden room to dwellinghouse
Location: Wayside Milton Road Windygates Leven Fife KY8 5DG
Applicant: Mr R Carswell Wayside Cottage Milton Road Windygates Fife KY8 5DG
Agent: John Raeburn 12 Tanna Drive Glenrothes United Kingdom KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the garage and store/garden room hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the garage shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

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

157 **Application No:** 22/00879/FULL

Date Decision Issued: 29/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Formation of ramp to dwellinghouse

Location: Ewing Bank Balfour Street Leven Fife KY8 4JF

Applicant: Mr David Morgan Ewing Bank Balfour Street Leven Fife KY8 4JF

Agent: Iain Watson Boston View Boston Road Glenrothes Scotland KY6 2RE

Application Permitted - no conditions

158 **Application No:** 22/01010/FULL

Date Decision Issued: 29/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to side of dwellinghouse

Location: 15 Bankhead Place Windygates Leven Fife KY8 5DP

Applicant: Mr Blair Goodlad 15 Bankhead Place Windygates Leven Fife KY8 5DP

Agent: Gregor Robertson Ogilvie House 200 Glasgow Road Stirling Scotland FK7 8ES

Application Permitted - no conditions

159 **Application No:** 22/01120/FULL

Date Decision Issued: 29/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to front of dwellinghouse

Location: 22 Links Road Lundin Links Leven Fife KY8 6AU

Applicant: Mrs Heather Honeyman 22 Links Road Lundin Links Scotland KY8 6AU

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

Application Permitted - no conditions

160 **Application No:** 22/01880/CLP

Date Decision Issued: 30/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (Proposed) for a 2-storey extension to the rear of the dwellinghouse and formation of 2no. new windows on the side elevation

Location: 7 Keilburn Lundin Links Leven Fife KY8 6DD

Applicant: Mr D. Bellingham and Ms R. Forster 7 Keilburn Lundin Links Leven Fife KY8 6DD

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

Application Permitted - no conditions

161 **Application No:** 22/01108/FULL

Date Decision Issued: 07/07/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extensions to side and rear of dwellinghouse and formation of roof terrace

Location: Briarwood Main Street Balcurvie Windygates Leven Fife KY8 5DS

Applicant: Mr & Mrs T. McAllister Briarwood Main Street Balcurvie Windygates Leven Fife KY8 5DS

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Change of use to form a temporary road and diversion route to allow for renewal of Leven Rail Bridge
Location: Temporary Road Promenade Leven Fife
Applicant: Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development shall cease within two years from the date of this temporary planning permission. Upon cessation of the development, the site and any working areas shall be returned to their original condition in line with the approved Reinstatement Plan within Condition 2 of this temporary Planning Permission.
2. Within 6 MONTHS OF ANY WORKS COMMENCING ON SITE, a scheme of reinstatement including implementation timescales, showing the location, type, ground levels, landscaping, specifications and detail of all required reinstatement works within the site and any working areas and a detailed plan of the existing site conditions, shall be submitted for approval in writing by the Planning Authority. All reinstatement works shall be undertaken within 3 months of the expiry of this temporary planning permission.
3. PRIOR TO ANY WORKS COMMENCING ON SITE, a Construction Environmental Management Plan (CEMP) shall be submitted for approval in writing by the Planning Authority. 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:
 - Wheel washing facilities;
 - Site working hours;
 - Adherence to good practise in protecting the environment and ecology;
 - Construction surface water drainage / Construction SUDS;
 - Dust, noise and vibration suppression; and
 - Protection of water environment.
4. PRIOR TO ANY WORKS COMMENCING ON SITE, a pre-construction survey for otters and badgers, undertaken up to 3 months prior to works commencing, shall be submitted for the written approval of Fife Council as planning authority. The development shall be undertaken in accordance with the mitigation measures set out within the Ecological Report (prepared by RSK Consultants dated Nov 2021 or any updated report).
5. PRIOR TO ANY WORK COMMENCING ON SITE, details and specifications of the tree protective measures necessary to safeguard retained trees adjacent to site (development) operations including confirmation of construction exclusion zones for all protected trees, shall be submitted for approval by the Planning Authority.
6. PRIOR TO ANY WORKS COMMENCING ON SITE, the developer shall submit details (including photographs) showing implementation of all protective measures necessary to safeguard the retained trees within/adjacent to the site during development operations. This Planning Authority shall be formally notified in writing upon completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. 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.
7. Within 6 MONTHS OF ANY WORKS COMMENCING ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights, at time of planting, of any trees and shrubs to be planted, shall be submitted for approval in writing by the Planning Authority. This shall include compensatory tree planting to accommodate for the trees removed as part of the proposed development.
8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a suitable Intrusive Investigation (Phase II Investigation Report) has been

submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

9. THE SITE SHALL NOT BE BROUGHT INTO USE UNTIL any required remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition unless otherwise agreed in writing with the local planning authority. 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 local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.
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 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. The development is approved on a temporary basis and the land within the site and any working areas is required to be reinstated to its original condition in line with a scheme of reinstatement to be approved by the Planning Authority.
2. In the interests of securing appropriate reinstatement of the land and to return the site and any working areas to their previous condition upon cessation of the development.
3. To ensure the environment in and around the site and residential amenity is protected during construction.
4. To protect any species within and around the site and ensure that protected species are properly assessed and mitigated for on the site.
5. To protect the health of existing trees within and around the site, in particular trees within the south-eastern corner of the site nominated Ref 0015 - Broadleaf within the approved Tree Survey.
6. In order to ensure that no damage is caused to the existing trees during development operations.
7. In the interests of securing suitable compensatory tree and landscaping planting upon cessation of the development.
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.

163 **Application No:** 22/00402/FULL

Date Decision Issued: 13/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension and erection of replacement detached domestic garage/workshop to rear of dwellinghouse

Location: 28 Zetland Place Lochgelly Fife KY5 9BL

Applicant: Mr And Mrs Derek Stark 28 Zetland Place Lochgelly KY5 9BL

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

164 **Application No:** 22/00129/FULL

Date Decision Issued: 14/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 7 Dunmore Place Ballingry Lochgelly Fife KY5 8PX

Applicant: Mr & Mrs Calum & Joanna Robertson 7 Dunmore Place Ballingry KY5 8PX

Agent:

Application Permitted - no conditions

165 **Application No:** 22/00223/FULL

Date Decision Issued: 14/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 68 Viewfield Terrace Lochgelly Cowdenbeath Fife KY4 8AB

Applicant: Mr And Mrs Dean Shorthouse 68 Viewfield Terrace Lumphinnans KY4 8AB

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

166 **Application No:** 22/00224/FULL

Date Decision Issued: 14/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension with associated raised deck, steps, balustrade and fencing, and erection of domestic outbuilding to rear, and installation of replacement roof covering of dwellinghouse

Location: 38 Benarty Avenue Lochgelly Fife KY5 9EF

Applicant: Mr And Mrs Terry Reynolds 38 Benarty Avenue Lochgelly KY5 9EF

Agent: Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST

Application Permitted - no conditions

167 **Application No:** 22/00587/FULL

Date Decision Issued: 22/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Revised application for replacement single storey extension to rear of flat

Location: 96 North Street Lochgelly Fife KY5 9NR

Applicant: Mr Jim Lindsay 96 North Street Lochgelly KY5 9NR

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of 12 commercial units (each initially one of Class 4, 5 or 6), formation of access and associated development
Location: Site To North Of Unit 2 Lochgelly Industrial Park Lochgelly Fife
Applicant: Mr Scott McKechnie Unit 17 Newark Road South Eastfield Business Park Glenrothes Scotland KY7 4NS

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

1. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, adequate wheel cleaning facilities approved in writing by the planning authority shall have been provided and thereafter maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
2. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT IN EACH COURTYARD, the respective parking and courtyard areas shall have been laid out as per Drawing No 01 Rev B and this layout shall be retained for the lifetime of the development.
3. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, all works to or adjacent to existing public roads shall have been constructed in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 01 Rev B. This shall include the provision of flush heel kerbing to delineate the extents of the rear of the public road boundary (2 metres back from the adjoining road channel kerb line) at the new access junction.
4. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, visibility splays 2.4m x 43m shall have been provided and thereafter maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junctions of the vehicular accesses and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
5. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site 54 COMMUNAL parking spaces, including 1 electric vehicle charging space for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in Drawing No 1 Rev B. The parking spaces shall each have a minimum width of 2.5 metres and shall be retained in perpetuity.
6. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site 7 covered, safe and secure cycle parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G. These cycle parking spaces shall be retained throughout the lifetime of the development.
7. 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.

8. 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 7. 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.

9. 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 interests of road safety; to eliminate the deposit of deleterious material on public roads.
2. In the interests of road safety; to ensure the provision of an adequate design layout and manoeuvring space.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
5. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
8. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
9. To ensure all contamination within the site is dealt with.

169 **Application No:** 22/01650/CLP

Date Decision Issued: 30/06/2022

Ward: Lochgelly, Cardenden And Benarty

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

Location: The Bairns 9 Woodend Road Auchterderran Cardenden Lochgelly Fife KY5 0NE

Applicant: Mr & Mrs - Mclvor The Bairns 9 Woodend Road Auchterderran Cardenden Lochgelly Fife KY5 0NE

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

Application Permitted - no conditions

170 **Application No:** 20/01455/NMV1

Date Decision Issued: 08/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from childcare service and offices (Class 2) to form 5 flatted dwellings (Sui Generis) with associated parking (Non Material Variation to approved 20/01455/FULL

Location: 82 Grainger Street Lochgelly Fife KY5 9HY

Applicant: Mr Rehman Akbar 82 Grainger Street Lochgelly Fife KY5 9HY

Agent: SarahJane Kelso Tearloch House Blairadam Kinross Perth & Kinross KY4 0HX

Application Permitted - no conditions

171 **Application No:** 22/01583/FULL

Date Decision Issued: 08/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Two storey extension to rear of dwellinghouse

Location: 19 Birnie Street Lochgelly Fife KY5 9JZ

Applicant: Mr & Mrs S Brown 19 Birnie Street Lochgelly Fife KY5 9JZ

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

Application Permitted - no conditions

172Application No: 22/00280/FULL

Date Decision Issued: 13/06/2022

Ward: Rosyth

Proposal: Installation of replacement garage roof to side of dwellinghouse

Location: Aberlyn Charlestown Dunfermline Fife KY11 3DP

Applicant: Mr & Mrs Jay Crawford Aberlyn Charlestown KY11 3DP

Agent: Dawn Crawford Aberlyn Charlestown KY11 3DP

Application Permitted - no conditions

173 **Application No:** 22/00194/FULL

Date Decision Issued: 14/06/2022

Ward: Rosyth

Proposal: Dormer extension, balcony extension and erection of external stair to rear of dwellinghouse

Location: Planetrees Charlestown Dunfermline Fife KY11 3ER

Applicant: Mr John Ward Planetrees Charlestown KY11 3ER

Agent: Scott Grahame 3A Brewery Lane Kinross Scotland KY13 8EL

Application Permitted - no conditions

174 **Application No:** 22/00085/FULL

Date Decision Issued: 17/06/2022

Ward: Rosyth

Proposal: Installation of replacement roofing for the dwellinghouse

Location: 13 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Ms Moira Mein 13 South Row Charlestown KY11 3EF

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

175 **Application No:** 22/00086/LBC

Date Decision Issued: 17/06/2022

Ward: Rosyth

Proposal: Listed building consent for installation of replacement roofing

Location: 13 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Ms Moira Mein 13 South Row Charlestown KY11 3EF

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

176 **Application No:** 22/00166/FULL

Date Decision Issued: 17/06/2022

Ward: Rosyth

Proposal: Single storey infill extension to rear and installation of replacement windows and doors

Location: 55 Double Row Charlestown Dunfermline Fife KY11 3EJ

Applicant: Mrs Fiona Gillespie 55 Double Row Charlestown KY11 3EJ

Agent: Gillian Docherty 5 Westdale Drive Moodiesburn Glasgow G69 0NP

Application Permitted - no conditions

177 **Application No:** 22/00689/FULL

Date Decision Issued: 17/06/2022

Ward: Rosyth

Proposal: External alterations including formation of pitched roof and dormer extension to rear of dwellinghouse

Location: 62 Woodside Avenue Rosyth Dunfermline Fife KY11 2LE

Applicant: Mr Brian Whymark 62 Woodside Avenue Rosyth United Kingdom KY11 2LE

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

Application Permitted - no conditions

178 **Application No:** 22/01130/FULL

Date Decision Issued: 17/06/2022

Ward: Rosyth

Proposal: Change of use from outbuilding (Class 2) to ancillary accommodation and external alterations including installation of rooflights

Location: The Bruce Arms 2 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Mr Stef Johnson The Bruce Arms 2 Main Street Limekilns Scotland KY11 3HL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to the public house 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 public house on site.

Reason(s):

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

179 **Application No:** 22/00815/FULL

Date Decision Issued: 22/06/2022

Ward: Rosyth

Proposal: Retrospective application for erection of garden room (relocation) to rear of dwellinghouse

Location: 5 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Ms Jacqueline McKenna 5 South Row Charlestown KY11 3EF

Agent:

Application Permitted - no conditions

180 **Application No:** 22/00628/FULL

Date Decision Issued: 23/06/2022

Ward: Rosyth

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 3 South Roundall Limekilns Dunfermline Fife KY11 3JX

Applicant: Ms Carol Whyte 3 South Roundall Limekilns Dunfermline Fife KY11 3JX

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

Application Permitted - no conditions

181 **Application No:** 22/01081/FULL

Date Decision Issued: 24/06/2022

Ward: Rosyth

Proposal: Installation of ground-mounted solar panels to rear of flat

Location: 28 Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

Applicant: Mr Arthur Allison 28 Brucehaven Road Limekilns KY11 3HZ

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

182 **Application No:** 22/01240/LBC

Date Decision Issued: 30/06/2022

Ward: Rosyth

Proposal: Listed Building Consent for installation of flue to front/side of dwellinghouse

Location: East Lodge Broomhall Charlestown Dunfermline Fife KY11 3DN

Applicant: Broomhall Estate Brickworks Cottage North Charlestown KY11 3DT

Agent: Sarah Hodge Riccarton Mains Currie Edinburgh EH14 4AR

Application Permitted - no conditions

183 **Application No:** 22/01272/FULL

Date Decision Issued: 30/06/2022

Ward: Rosyth

Proposal: Canopy/porch extension to front and single storey extension to rear/side of dwellinghouse

Location: 16 North Loanhead Limekilns Dunfermline Fife KY11 3LA

Applicant: Mr Christopher Megahey 16 North Loanhead Limekilns KY11 3LA

Agent: James F Stephen Milton Studio Glamis Angus DD8 1RG

Application Permitted - no conditions

184 **Application No:** 22/02048/CLP

Date Decision Issued: 01/07/2022

Ward: Rosyth

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

Location: 35 Peasehill Brae Rosyth Dunfermline Fife KY11 2AP

Applicant: Miss L Wardrope 35 Peasehill Brae Rosyth United Kingdom KY11 2AP

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

Application Permitted - no conditions

185 **Application No:** 22/01273/FULL

Date Decision Issued: 07/07/2022

Ward: Rosyth

Proposal: Erection of fencing to front of dwellinghouse (retrospective)

Location: 20 Brankholm Brae Rosyth Dunfermline Fife KY11 2UN

Applicant: Mr Lee Sinclair 20 Brankholm Brae Rosyth KY11 2UN

Agent:

Application Permitted - no conditions

186 **Application No:** 22/01444/FULL

Date Decision Issued: 07/07/2022

Ward: Rosyth

Proposal: Formation of first floor balcony and installation of French doors to rear of dwellinghouse

Location: Craigton West Road Charlestown Dunfermline Fife KY11 3EW

Applicant: Mr & Mrs Andrew Wyles Craigton West Road Charlestown KY11 3EW

Agent: Terri Welsh 14 Bruce Terrace Cambusbarron Stirling FK7 9PD

Application Permitted - no conditions

187 **Application No:** 22/00020/FULL

Date Decision Issued: 08/07/2022

Ward: Rosyth

Proposal: Two dormer extensions to front, dormer extension to rear and installation of new window and 2 rooflights to side of flat

Location: 4A Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

Applicant: Mr Olexa Dunco 4A Halketts Hall Limekilns KY11 3HJ

Agent: Andrew Munnoch 70 Carronside Street Falkirk FK2 7QD

Application Permitted - no conditions

188 **Application No:** 22/01250/FULL

Date Decision Issued: 08/07/2022

Ward: Rosyth

Proposal: Dormer extension with a Juliet balcony to rear of dwellinghouse

Location: 144 Queensferry Road Rosyth Dunfermline Fife KY11 2JJ

Applicant: Venters 144 Queensferry Road Rosyth KY11 2JJ

Agent: Niall Owen 35 Birch Grove Dunfermline KY11 8BE

Application Permitted - no conditions

189 **Application No:** 22/01445/CLP

Date Decision Issued: 08/07/2022

Ward: Rosyth

Proposal: Certificate of Lawfulness (Proposed) for alterations to windows and door openings

Location: East Cottage Merryhill Charlestown Dunfermline Fife KY11 3DR

Applicant: Broomhall Home Farm Partnership East Cottage Merryhill Charlestown Dunfermline Fife KY11 3DR

Agent: Frank Malcolm 100 West George Street Glasgow United Kingdom G2 1PJ

Application Permitted - no conditions

190 **Application No:** 22/00719/FULL

Date Decision Issued: 16/06/2022

Ward: St. Andrews

Proposal: Alterations to external door and windows

Location: East Castlemount North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr Roy McLachlan West Kincaple House Kincaple St Andrews Scotland KY16 9SH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The new sandstone lintel on the south elevation shall match the existing external door lintel stonework in terms of; stone type, colour and finish.

Reason(s):

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

Ward: St. Andrews

Proposal: Single storey extensions to side and rear of dwellinghouse

Location: 17 Horseleys Park St Andrews Fife KY16 8RZ

Applicant: Mr Jeff King 17 Horseleys Park St Andrews Fife KY16 8RZ

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. FOR THE AVOIDANCE OF DOUBT, the window on the north elevation of the rear extension hereby approved shall be obscurely glazed upon installation and shall be permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be formed off the north and south elevations of the rear extension hereby approved at a later date without the express consent of this Planning Authority.
3. FOLLOWING THE REMOVAL OF THE GARDEN SHED AS SHOWN ON APPROVED DRAWING 03B AND BEFORE THE REAR EXTENSION HEREBY APPROVED IS BROUGHT INTO USE, a 1.8 metre high timber privacy screen shall be installed on part of south boundary of the rear garden. This new privacy screen shall be attached to the existing solid timber screen fence located immediately north-west of the removed garden shed and shall run south-eastwards for 6.0 metres and thereafter be permanently maintained.

Reason(s):

1. In the interests of safeguarding the privacy and amenity of the neighbouring property.
2. In the interests of safeguarding the privacy and amenity of neighbouring property.
3. In the interests of safeguarding the privacy and amenity of the neighbouring property.

192Application No: 22/01221/FULL

Date Decision Issued: 17/06/2022

Ward: St. Andrews

Proposal: External alterations including repaving works

Location: 10 South Street St Andrews Fife KY16 9QU

Applicant: St Leonards School 10 South Street St Andrews Fife KY16 9QU

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Planning permission in principle for the erection of dwellinghouse
Location: Rufflets Hotel Strathkinness Low Road St Andrews Fife KY16 9TX
Applicant: Rufflets Country House Hotel Strathkinness Low Road St Andrews Scotland KY16 9TX
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
2. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.

194 **Application No:** 22/00718/LBC

Date Decision Issued: 22/06/2022

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations to layout and stairs and exterior alterations to windows and an external door

Location: East Castlemount North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr R McLachlan West Kincaple House Kincaple St Andrews Fife KY16 9SH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The new sandstone lintel on the south elevation shall match the existing external door lintel stonework in terms of; stone type, colour and finish.

Reason(s):

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

Ward: St. Andrews

Proposal: Listed building consent for internal alterations and refurbishment, installation of 2 replacement windows and repair works to remainder, replacement roof window and roof lantern

Location: 4 Howard Place St Andrews Fife KY16 9HL

Applicant: Mr and Mrs R McCulloch 4 Howard Place St Andrews Fife KY16 9HL

Agent: Amy Niven c/o Stuart Niven and Son Hillwood Industrial Estate Cameron St Andrews Fife KY16 8TR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement timber dormer facings and the replacement dormer window sashes shall closely match the framing dimensions, profiles, materials and colour of the existing dormer windows.
2. All existing skirtings shall be retained and shall be continued around the new wall openings.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
2. To protect the internal character and appearance of this statutory listed building.

196 **Application No:** 22/00949/FULL

Date Decision Issued: 29/06/2022

Ward: St. Andrews

Proposal: External alterations including installation of new doors

Location: Rigmund 6 Buchanan Gardens St Andrews Fife KY16 9LU

Applicant: Mr E Sparks Rigmund 6 Buchanan Gardens St Andrews Fife KY16 9LU

Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted - no conditions

197 **Application No:** 22/00969/FULL

Date Decision Issued: 29/06/2022

Ward: St. Andrews

Proposal: External alterations including installation of replacement windows, alterations to flue, vents and soil vent pipes and refurbishment of roof

Location: Upper Flat 11 Alexandra Place City Road St Andrews Fife KY16 9XD

Applicant: KYS Real Estate (UK) Limited Thomas House 84 Eccleston Square London England SW1V 1PX

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of 2 replacement windows and repair works to remainder, replacement roof window and roof lantern

Location: 4 Howard Place St Andrews Fife KY16 9HL

Applicant: Mr and Mrs R McCulloch 4 Howard Place St Andrews Fife KY16 9HL

Agent: Amy Niven c/o Stuart Niven and Son Hillwood Industrial Estate Cameron St Andrews Fife KY16 8TR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement timber dormer facings and the replacement dormer window sashes shall closely match the framing dimensions, profiles, materials and colour of the existing dormer windows.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.

199Application No: 22/01329/CLP

Date Decision Issued: 30/06/2022

Ward: St. Andrews

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

Location: 1 Armit Place St Andrews Fife KY16 8RE

Applicant: Mr and Mrs Cameron and Clare Kelly 1 Armit Place St Andrews Fife KY16 8RE

Agent: Grigor Mitchell Schop CoWorking 36 St Mary's Street Edinburgh UK EH1 1SX

Application Permitted - no conditions

200Application No: 22/01160/FULL

Date Decision Issued: 07/07/2022

Ward: St. Andrews

Proposal: Single storey extension to front and side of dwellinghouse

Location: 11 Broomfaulds Avenue St Andrews Fife KY16 8RH

Applicant: Ms Patricia McEvinney 11 Broomfaulds Avenue St Andrews Fife KY16 8RH

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

Application Permitted - no conditions

201 **Application No:** 22/01345/CAC

Date Decision Issued: 07/07/2022

Ward: St. Andrews

Proposal: Complete Demolition in a Conservation Area

Location: The Coach House 5 Wardlaw Gardens St Andrews Fife KY16 9DW

Applicant: Mr & Mrs Malcolm Flat 6 78 Argyle Street St Andrews United Kingdom KY16 9BW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

Reason(s):

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Conservation Area.

Ward: Tay Bridgehead
Proposal: Planning permission in principle for the erection of 2 dwellinghouses
Location: Land To The South Of 31 William Street Tayport Fife
Applicant: Mr David Bayne 33 William Street Tayport Scotland DD6 9HP
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Specified By Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not more than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings. 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) , for the avoidance of doubt a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of each of the sites 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.
 - (g) Prior to any works starting on site, consultation shall require to take place with Fife Council's Traffic Management Team to discuss the possible re-location of the existing bus stop box and sign.
 - (h) Prior to the first occupation of the proposed dwellinghouse(s), 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.
 - (i) Prior to the first occupation of the proposed dwellinghouse(s), there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
 - (j) Details including plans showing that visibility splays of 2m x 25m can be provided to the North East and to

the South West at both of the proposed new access junctions of the vehicular crossings and the public road and that the visibility splays can be maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be provided prior to the occupation of the proposed dwellinghouse and the first use of the proposed new access to the existing property and shall remain in perpetuity thereafter;

(k) 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.;

(l) 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.

(m) 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.

2. 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. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended.
2. 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: Two storey extension to rear of dwellinghouse

Location: 15B Cowgate Tayport Fife DD6 9DT

Applicant: Mr Scott Cockburn 15B Cowgate Tayport Fife DD6 9DT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no additional first floor windows shall be formed on the 2-storey extension hereby approved at a later date without the express consent of this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the high level window on the east elevation of approved drawing 04 A shall measure a minimum of 1.650 metres as measured from internal floor level to window cill level unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of safeguarding the residential amenity of neighbouring property.
2. In the interests of safeguarding the residential amenity of neighbouring property.

Ward: Tay Bridgehead
Proposal: External alterations including installation of solar panel and infilling of door, alterations to boundary wall and erection of garage (Demolition of existing)
Location: 64 Tay Street Newport On Tay Fife DD6 8AN
Applicant: Mr Fraser Mulford 64 Tay Street Newport on Tay Fife DD6 8AN
Agent: Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All natural stone used in the building up and repairing the east boundary wall shall match the wall's existing stonework in terms of; type, size, shape, coursing, colour and finish.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) on the building up and repair of the east boundary wall. FOR THE AVOIDANCE OF DOUBT, the mortar joints and their colour shall match the existing un-altered traditional parts of the east boundary wall.
3. In the event the solar panels hereby approved become obsolete or redundant they must be carefully removed from the building's roof within 3 months of them becoming obsolete and the roof is to be re-instated to the satisfaction of Fife Council as Planning Authority.
4. BEFORE ANY WORKS START ON SITE, this Planning Authority shall be formally notified in writing of the completion of the protective measures necessary to safeguard the trees to be retained on the site as identified on approved drawing 11 during demolition and development operations and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no construction vehicles, building materials, soil or machinery shall be stored within the Root Protection Areas of those trees which are to be retained unless ground protection measures as per the detail shown on approved document 13 Appendix 1 A are installed, unless otherwise agreed in writing with this Planning Authority.
5. FOR THE AVOIDANCE OF DOUBT, there shall be no excavation, no soil stripping and no grading of the site within the Root Protection Areas (RPA) of those trees to be retained other than within those areas identified on approved drawing 11 unless otherwise agreed in writing with this Planning Authority BEFORE SUCH WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials of the proposed development do not detract from the character and appearance of this Category B Listed Building and the Newport on Tay Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the external finishing materials of the proposed development do not detract from the character and appearance of this Category B Listed Building and the Newport on Tay Conservation Area within which the site is located.
3. In the interests of visual amenity; and to ensure that a redundant fixture does not detract from the character and appearance of this Category B Listed Building and the Newport on Tay Conservation Area within which the site is located.
4. In order to ensure that no damage is caused during demolition and development operations to the existing trees that are to be retained.
5. In order to ensure that no damage is caused during demolition and development operations to the existing trees that are to be retained.

Ward: Tay Bridgehead
Proposal: Listed building consent for external alterations including installation of solar panel and infilling of door, alterations to boundary wall and erection of garage (Demolition of existing)
Location: 64 Tay Street Newport On Tay Fife DD6 8AN
Applicant: Mr Fraser Mulford 64 Tay Street Newport On Tay Fife DD6 8AN
Agent: Peter Gunning 22 Riverside Road Wormit DD6 8LS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All natural stone used in the building up and repairing of the east boundary wall shall match the wall's existing stonework in terms of; type, size, shape, coursing, colour and finish.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) on the building up and repair of the east boundary wall. FOR THE AVOIDANCE OF DOUBT, the mortar joints and their colour shall match the existing un-altered traditional parts of the east boundary wall.
3. In the event the solar panels hereby approved become obsolete or redundant they must be carefully removed from the building's roof within 3 months of them becoming obsolete and the roof is to be re-instated to the satisfaction of Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials of the proposed development do not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials of the proposed development do not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; and to ensure that a redundant fixture does not detract from the character and appearance of this Category B Listed Building.

206 **Application No:** 22/01518/FPN

Date Decision Issued: 16/06/2022

Ward: Tay Bridgehead

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

Location: Tentsmuir Forest Tentsmuir Tayport Fife

Applicant: Mr Logie Blyth Forestry and Land Scotland Inverpark Dunkeld UK PH8 0JR

Agent:

Application Permitted - no conditions

207 **Application No:** 22/01268/LBC

Date Decision Issued: 23/06/2022

Ward: Tay Bridgehead

Proposal: Listed building consent for re-roofing and repair works

Location: Tayport Primary School Queen Street Tayport Fife DD6 9NS

Applicant: Mrs Yvonne Gillespie Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Agent: Ian White Bankhead Central 1 Bankhead Park Glenrothes Scotland (UK) KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The existing graded slates with fishscale banding on the bell tower shall be replicated by the proposed slate. The Spanish slate to be installed is to be cut to the same proportions and laid in the fishscale banding pattern to match.

Reason(s):

1. To safeguard the character of the Category B listed building.

208 **Application No:** 22/00943/FULL

Date Decision Issued: 29/06/2022

Ward: Tay Bridgehead

Proposal: Installation of replacement window and door

Location: 77B Tay Street Newport On Tay Fife DD6 8AQ

Applicant: Mr S Clark 77B Tay Street Newport-On-Tay Scotland DD6 8AQ

Agent: Callum Marshall CR Smith Gardeners Street Dunfermline United Kingdom
KY12 0RN

Application Permitted - no conditions

209 **Application No:** 22/01107/FULL

Date Decision Issued: 29/06/2022

Ward: Tay Bridgehead

Proposal: Porch extension ot front of dwellinghouse

Location: 21 Scott Crescent Tayport Fife DD6 9PN

Applicant: Mrs Heather Robertson 21 Scott Crescent Tayport Fife DD6 9PN

Agent: Kevin Jack 16 Balmashanner Place Forfar Angus DD8 1PE

Application Permitted - no conditions

210 **Application No:** 22/01398/FULL

Date Decision Issued: 29/06/2022

Ward: Tay Bridgehead

Proposal: Erection of staff building and formation of hardstanding

Location: Land At Tentsmuir Nature Reserve Car Park Tentsmuir Tayport Fife

Applicant: Ms Catherine Newton Durn Isla Road Perth Perthshire PH2 7HF

Agent:

Application Permitted - no conditions

211 **Application No:** 22/01621/CLP

Date Decision Issued: 30/06/2022

Ward: Tay Bridgehead

Proposal: Certificate of lawfulness (proposed) for erection of single storey bay window extension to rear of dwellinghouse, external alterations including installation of doors, windows, rooflights and balustrade and installation of timber cladding

Location: 14 Albert Street Tayport Fife DD6 9AT

Applicant: Mrs Shona Mason 14 Albert Street Tayport Fife DD6 9AT

Agent: Craig Anderson 16 Benvie Road Fowls Dundee United Kingdom DD2 5SA

Application Permitted - no conditions

212Application No: 22/01844/CLP

Date Decision Issued: 30/06/2022

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness - Proposed for single storey extension to rear of dwellinghouse

Location: 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Applicant: Mr & Mrs David & Lauren Romilly 28 Birkhill Avenue Wormit Newport On Tay Fife DD6 8PW

Agent: Ewan Cameron 22 Montrose Street Glasgow United Kingdom G1 1RE

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Change of use of part of dwellinghouse to childminding facility (Class 10) (12 Children)

Location: 49 Crosshill Terrace Wormit Newport On Tay Fife DD6 8PS

Applicant: Ms Anthea Davie 49 Crosshill Terrace Wormit Newport On Tay Fife DD6 8PS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The change of use hereby approved shall be restricted to a children's nursery use and for no other use within Class 10 of the Schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.
2. The nursery business operating from No. 49 Crosshill Terrace, Wormit, Fife, DD6 8PS under the change of use consent hereby approved shall not employ additional third-party external employees or volunteers as staff for the nursery operating from this premises apart from the one additional member of staff approved. For the avoidance of doubt this stipulation does not include owners of the business who are resident in the house at 49 Crosshill Terrace.

Reason(s):

1. In the interests of protecting residential amenity and road safety; in order to retain full control over the development.
2. In order to protect the amenity of nearby residential developments, and in the interest of road safety; in order to control the total number of children served by the nurse and maintain proper control over the business in a residential area.

214 **Application No:** 22/00663/FULL

Date Decision Issued: 13/06/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: Glencairn 22 Main Road Steelend Dunfermline Fife KY12 9LX

Applicant: Mr Ryan Steele Glencairn 22 Main Road Steelend Dunfermline Fife KY12 9LX

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

Application Permitted - no conditions

215 **Application No:** 22/01238/FULL

Date Decision Issued: 13/06/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of solar panels to dwellinghouse

Location: 67 Kirk Street Kincardine Alloa Fife FK10 4PT

Applicant: Mr Cyril Ellis 67 Kirk Street Kincardine Alloa Fife FK10 4PT

Agent:

Application Permitted - no conditions

216 **Application No:** 22/00620/FULL

Date Decision Issued: 14/06/2022

Ward: West Fife And Coastal Villages

Proposal: Alterations and single storey extension to side of dwellinghouse

Location: Remore Low Causeway Culross Dunfermline Fife KY12 8HL

Applicant: Mrs Hilary Wright Remore Low Causeway Culross Dunfermline Fife KY12 8HL

Agent:

Application Permitted - no conditions

217 **Application No:** 22/00344/FULL

Date Decision Issued: 17/06/2022

Ward: West Fife And Coastal Villages

Proposal: Formation of new footpath and footbridge.

Location: Land From Bickramside To Kinneddar Mains Farm Saline Fife

Applicant: Mr Stewart Towers Five Sisters House Five Sisters Business Park West
Calder Scotland EH55 8PN

Agent:

Application Permitted - no conditions

218Application No: 22/01080/FULL

Date Decision Issued: 22/06/2022

Ward: West Fife And Coastal Villages

Proposal: Change of use of part from B&B / therapy centre (Class 7) to dwellinghouse (Class 9)

Location: Cherry Tree Lodge Balgonar Saline Dunfermline Fife KY12 9TA

Applicant: Mr Mark Baugh Cherry Tree Lodge Balgonar Saline Dunfermline Fife KY12 9TA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the commencement of the alterations, 3 off-street parking spaces shall be provided within the curtilage of the site, in accordance with the current Fife Council Making Fifes Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for internal alterations to layout including replacement stairs and external alterations including replacement windows and doors, installation of rooflights and repainting

Location: 13 Elphinstone Street Kincardine Alloa Fife FK10 4RH

Applicant: Mr Kwok Sing Lee 11 Elphinstone Street Kincardine Scotland FK10 4RH

Agent: Philip Neaves 1 1 Western Terrace Edinburgh Scotland EH12 5QF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, all replacement windows should be timber-framed.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of existing window(s) is/are maintained.

220 **Application No:** 21/01349/FULL

Date Decision Issued: 28/06/2022

Ward: West Fife And Coastal Villages

Proposal: Change of use from Hot Food Takeaway (Sui Generis) to residential dwelling (Class 9) (in retrospect) and replacement windows

Location: 13 Elphinstone Street Kincardine Alloa Fife FK10 4RH

Applicant: Mr Kwok Sing Lee 11 Elphinstone Street Kincardine Scotland fk10 4RH

Agent: Philip Neaves 1 1 Western Terrace Edinburgh Scotland EH12 5QF

Application Permitted - no conditions

221 **Application No:** 22/00947/FULL

Date Decision Issued: 29/06/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement street lighting columns and lanterns
Site: Various streets, Kincardine

Location: Replacement Street Lights Various Streets John Street Kincardine Fife

Applicant: Mr John Anderson Bankhead Central Bankhead Park Glenrothes Fife KY7
6GH

Agent:

Application Permitted - no conditions

222Application No: 22/02032/CLP

Date Decision Issued: 01/07/2022

Ward: West Fife And Coastal Villages

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

Location: 46 Upper Kinneddar Saline Dunfermline Fife KY12 9TR

Applicant: Mr & Mrs Binnie 46 Upper Kinneddar Saline Dunfermline Fife KY12 9TR

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

Application Permitted - no conditions

223Application No: 22/01330/FULL

Date Decision Issued: 08/07/2022

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: 13 Allen Grove Comrie Dunfermline Fife KY12 9XH

Applicant: Mr Gary Irvine 13 Allen Grove Dunfermline Scotland KY12 9XH

Agent: Barry Sturrock Aretlea 233 Grahamsdyke Street Laurieston Scotland FK2 9NA

Application Permitted - no conditions

224Application No: 22/01467/FULL

Date Decision Issued: 08/07/2022

Ward: West Fife And Coastal Villages

Proposal: Construction of multi-use games area incorporating 3m high fencing and floodlights (Section 42 application to amend condition 1 of 21/01508/FULL)

Location: Cairneyhill Primary Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

Applicant: Mr Peter Rippin 107B Main Street Cairneyhill Dunfermline UK KY12 8QU

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The approved MUGA shall only be used between 8 am and 10 pm, Monday to Sunday unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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