

West and Central Planning Committee

Committee Room 2, 5th Floor, Fife House, North Street,
Glenrothes – Blended Meeting



Wednesday 27 August 2025 - 2.00 p.m.

AGENDA

Page Nos.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

In terms of Section 5 of the Code of Conduct, members are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.

- 3. MINUTE** – Minute of the meeting of West and Central Planning Committee of 18 June 2025. 4 - 10
- 4. 25/00487/FULL - THE AULD HOOSE 77 - 79 MAIN STREET BOWHILL** 11 - 20
- Change of use from public house (Sui Generis) to two flatted dwellings (Sui Generis) and installation of replacement windows and doors
- 5. 25/00606/FULL - 62 MAIN STREET LOWER LARGO LEVEN** 21 - 30
- Internal and external alterations including two storey extension with mezzanine level, formation of balcony to rear, installation of dormer extensions to front of dwellinghouse, raising of roof ridge height and alterations to boundary wall
- 6. 25/01001/ARC - THE FARMHOUSE MASTERTON MASTERTON ROAD** 31 - 47
- Approval of matters specified in conditions of planning permission in principle ref. 23/00739/PPP in respect of erection of 22 houses (Class 9) and associated works and landscaping
- 7. APPLICATION FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS**

<https://www.fife.gov.uk/kb/docs/articles/planning-and-building2/planning/planning-applications/weekly-update-of-applications2>

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

20 August, 2025

If telephoning, please ask for:
Elona Thomson, Committee Officer, Fife House 06 (Main Building)
Telephone: 03451 555555, ext. 442303; email: Elona.thomson@fife.gov.uk

Agendas and papers for all Committee meetings can be accessed on
www.fife.gov.uk/committees

BLENDED MEETING NOTICE

This is a formal meeting of the Committee and the required standards of behaviour and discussion are the same as in a face to face meeting. Unless otherwise agreed, Standing Orders will apply to the proceedings and the terms of the Councillors' Code of Conduct will apply in the normal way

For those members who have joined the meeting remotely, if they need to leave the meeting for any reason, they should use the Meeting Chat to advise of this. If a member loses their connection during the meeting, they should make every effort to rejoin the meeting but, if this is not possible, the Committee Officer will note their absence for the remainder of the meeting. If a member must leave the meeting due to a declaration of interest, they should remain out of the meeting until invited back in by the Committee Officer.

If a member wishes to ask a question, speak on any item or move a motion or amendment, they should indicate this by raising their hand at the appropriate time and will then be invited to speak. Those joining remotely should use the "Raise hand" function in Teams.

All decisions taken during this meeting, will be done so by means of a Roll Call vote.

Where items are for noting or where there has been no dissent or contrary view expressed during any debate, either verbally or by the member indicating they wish to speak, the Convener will assume the matter has been agreed.

There will be a short break in proceedings after approximately 90 minutes.

Members joining remotely are reminded to have cameras switched on during meetings and mute microphones when not speaking. During any breaks or adjournments please switch cameras off.

THE FIFE COUNCIL - WEST AND CENTRAL PLANNING COMMITTEE – BLENDED MEETING

Committee Room 2, 5th Floor, Fife House, North Street, Glenrothes

18 June 2025

2.00 pm – 5.00 pm

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, John Beare, James Calder, Ian Cameron, Altany Craik, Dave Dempsey, Derek Glen, James Leslie, Carol Lindsay, Derek Noble, Gordon Pryde and Sam Steele.

ATTENDING: Derek Simpson, Lead Officer, Development Management; Declan Semple, Lead Officer Development Management, Scott Simpson, Planner, Planning Services; Gemma Hardie, Solicitor and Elona Thomson, Committee Officer, Finance and Corporate Services.

APOLOGY FOR ABSENCE: Councillor Andrew Verrecchia

258. DECLARATIONS OF INTEREST

Councillor Calder declared an interest in para. no. 263 – 24/02689/ARC – Land at Calais Muir Wood, Sandpiper Drive, Dunfermline – as he has previously commented on this application.

Councillor Beare declared an interest in para. no. 267 – 24/00987/FULL – 21 Ava Street, Kirkcaldy, Fife – as he has previously had minor involvement with the case through another place of employment.

259. MINUTE

The committee considered the minute of the meeting of the West and Central Planning Committee of 21 May 2025.

Decision

The committee approved the minute.

260. 25/00311/CON - NETTLY BURN FIFE

The committee considered a report by the Head of Planning Services relating to a consultation under Section 36 of the Electricity Act 1989 for construction of an electricity generating station and associated infrastructure.

Members were advised of the following amendment to Section 4.1:-

It is recommended that Fife Council, as Local Planning Authority, advise the Scottish Government that planning permission should be granted, following the conclusion of a legal agreement to secure:

2025 WCPC 115

- (a) A financial bond to ensure that sufficient funds are available to decommission and restore the site, and to provide a mechanism for restoration to be implemented should the developer fail to meet these restoration obligations.
- ~~(b) That authority is delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to negotiate and conclude the legal agreement.~~
- ~~(c) That should no agreement be reached within 6 months of the committee decision, authority is delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.~~

Decision

The committee agreed the conclusions set out in the report as the formal position of Fife Council to Scottish Ministers with the following amendments to Conditions 5, 9, 10 and the addition of Condition 8: -

“Condition 5 updated - 5. j. An aftercare plan to monitor success of restoration measures with scope for interventions if required. The aftercare of the site shall then be carried out fully in accordance with the aftercare plan once approve”.

“Condition 8 added - 8. BEFORE ANY WORKS COMMENCE ON SITE; a fully detailed definition of a Knockhill Racing Circuit event shall be submitted to and approved in writing by the Planning Authority.

Reason: To provide a clear and defined definition of a Knockhill Racing Circuit event and to provide clarity with regards to condition 8 of the Planning Permission.”

“Condition 9 updated - 9. Construction work associated with the development shall only take place during the following hours: Monday to Friday: 08:00 to 18:00 and Saturday: 08:00 to 13:30. FOR THE AVOIDANCE OF DOUBT; no construction work associated with the development shall take place on the site on any Sunday, Bank Holiday or on a Knockhill Racing Circuit event day. Unless such work:”

“Condition 10 updated - 10. HGV movements associated with construction of the development (excluding abnormal loads) shall only enter or leave the site during the following hours: Monday to Friday: 08:00 to 18:00, Saturday: 08:00 to 13:30 unless such movement is associated with an emergency; or is approved in advance in writing by the Planning Authority. FOR THE AVOIDANCE OF DOUBT, no HGV movements associated with construction of the development (excluding abnormal loads) shall take place on any Sunday, Bank Holiday or on a Knockhill Racing Circuit event day.

Reason: In the interests of local amenity.”

261. 24/00924/FULL - LAND AT Q3 DUNLIN DRIVE DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to the erection of retail unit (Class 1A) and 4 No. commercial units (Class 1A and Class 3) including formation of access, car parking and cycle parking, landscaping and boundary treatments, and installation of EV chargers and drainage infrastructure.

Members were advised of the following amendment: -

This application requires to be considered by the committee because it has attracted six or more separate individual representations which are contrary to the officer's recommendation and an objection from the Community Council who are a statutory consultee.

Motion

Councillor Barratt, seconded by Councillor Dempsey, moved to approve the application subject to the conditions set out in the report.

Amendment

Councillor Calder, seconded by Councillor Leslie, moved to refuse the application in the interest of safeguarding the town centre.

Roll Call Vote

For the Motion - 8 votes

Councillors David Alexander, Alistair Bain, David Barratt, John Beare, Dave Dempsey, Derek Glen, Carol Lindsay, and Gordon Pryde.

For the Amendment – 6 votes

Councillors James Calder, Ian Cameron, Altany Craik, James Leslie, Derek Noble and Sam Steele.

Having received a majority of votes, the motion to approve the application was carried.

Decision

The committee agreed to approve the application subject to the 18 conditions and for the reasons detailed in the report.

262. 24/01442/FULL - PUBLIC PARK FEREGAIT KINCARDINE

The committee considered a report by the Head of Planning Services relating to the erection of a health and wellbeing centre (Class 1A) including formation of

access with car parking, landscaping, air source heat pumps, substation and ancillary works.

Decision

The committee agreed to approve the application subject to the 16 conditions and for the reasons detailed in the report.

Councillor Craik left and rejoined the meeting during consideration of the above item.

Councillor Calder left the meeting prior to consideration of the following item having earlier declared an interest.

**263. 24/02689/ARC - LAND AT CALAIS MUIR WOOD SANDPIPER DRIVE
DUNFERMLINE**

The committee considered a report by the Head of Planning Services relating to approval of matters specified by Condition 1 (A-T) of planning permission in principle 20/00774/PPP for a mixed-use development including Class 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution) with associated landscaping, access, parking, drainage and other infrastructure.

Decision

The committee agreed to approve the application subject to the 8 conditions and reasons detailed in the report with the addition of Condition 9 and 10 as follows: -

“Condition 9. No tree or 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.

Reason: In the interests of species protection.”

“Condition 10. BEFORE ANY WORKS COMMENCE ON SITE; full details including scaled elevation drawings of the required design enhancements to the north facing elevations of units 4, 5, 6 and 7, as shown on the proposed site layout (Plan Reference: 02B), shall be submitted to and approved in writing by Fife Council as Planning Authority. These enhancements shall take the form of additional glazing elements, stepped roofs or additional varied materials to allow these elevations to be visually broken up. Thereafter, the development shall be carried out in full accordance with any approved drawings.

Reason: In the interests of visual amenity and successful placemaking.

The meeting adjourned at 3:45pm and reconvened at 3:55pm.

Councillor Calder rejoined the meeting prior to consideration of the following item.

264. 24/02650/FULL - 142 - 146 MAIN STREET LOCHGELLY FIFE

The committee considered a report by the Head of Planning Services relating to the change of use from vacant shop (Class 1A) to cafe/hot food takeaway (mixed use) (sui generis) with installation of associated flue to rear.

Decision

The committee agreed to approve the application subject to the 6 conditions and reasons detailed in the report.

Councillor Craik left the meeting at 3:55pm and rejoined the meeting at 4:00pm

265. 25/00123/FULL - SEATH HOUSE 5 TRANSY PLACE DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to the change of use from sheltered accommodation (Class 8) to a House of Multiple Occupancy (18 persons) (Sui Generis).

Motion

Councillor Barratt, seconded by Councillor Noble, moved to approve the application subject to the conditions set out in the report.

Amendment

Councillor Glen, seconded by Councillor Calder, moved to refuse the application on the grounds of the additional parking the application would require.

Roll Call Vote

For the Motion - 8 votes

Councillors David Alexander, Alistair Bain, David Barratt, John Beare, James Leslie, Carol Lindsay, Derek Noble and Gordon Pryde.

For the Amendment – 4 votes

Councillors James Calder, Dave Dempsey, Derek Glen and Sam Steele.

Having received a majority of votes, the motion to approve the application was carried.

Decision

The committee agreed to approve the application subject to the condition and reason detailed in the report.

Councillor Craik left the meeting during consideration of the above item.

Councillor Cameron left the meeting during consideration of the above item.

266. 25/00559/PPP - GOSPEL HALL BENNOCHY ROAD KIRKCALDY

The committee considered a report by the Head of Planning Services relating to planning permission in principle for residential development and associated works (demolition of existing building)

Decision

The committee agreed: -

- (1) to approve the application subject to the 14 conditions and reasons detailed in the report;
- (2) the conclusion of a legal agreement to secure any requirements arising in terms of Fife Affordable Housing Supplementary Housing September 2018;
- (3) that authority be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to negotiate and conclude the legal agreement; and
- (4) that should no agreement be reached within 6 months of the Committees decision, authority is delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

Councillor Beare left the meeting prior to consideration of the following item having earlier declared an interest.

267. 24/00987/FULL - 21 AVA STREET KIRKCALDY FIFE

The committee considered a report by the Head of Planning Services relating to the formation of hardstanding, formation of vehicular access and alterations to boundary wall (retrospective).

Decision

The committee agreed: -

- (1) to refuse the application for the reasons set out in the report; and
- (2) that the appropriate enforcement action be taken with respect to the - unauthorised activity.

Councillor Beare rejoined the meeting prior to consideration of the following item.

268. 24/03182/FULL - LUNDIN GOLF CLUB GOLF ROAD LUNDIN LINKS

The committee considered a report by the Head of Planning Services relating to the installation of safety net.

Decision

The committee agreed to approve the applications subject to the 2 conditions and reasons detailed in the report.

269. APPLICATION FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

The committee noted the applications dealt with under delegated powers since the last meeting.

Committee Date: 27/08/2025

Agenda Item No. 4

Application for Full Planning Permission

Ref: 25/00487/FULL

Site Address: The Auld Hoose 77 - 79 Main Street Bowhill

Proposal: Change of use from public house (Sui Generis) to two flatted dwellings (Sui Generis) and installation of replacement windows and doors

Applicant: Mr Asif Hussain, 38-40 Victoria Road Kirkcaldy

Date Registered: 31 March 2025

Case Officer: Brian Forsyth

Wards Affected: W5R08: Lochgelly, Cardenden and Benarty

Reasons for Referral to Committee

This application requires to be considered by the Committee because the application has attracted six or more separate individual representations which are contrary to the officer's recommendation.

Summary Recommendation

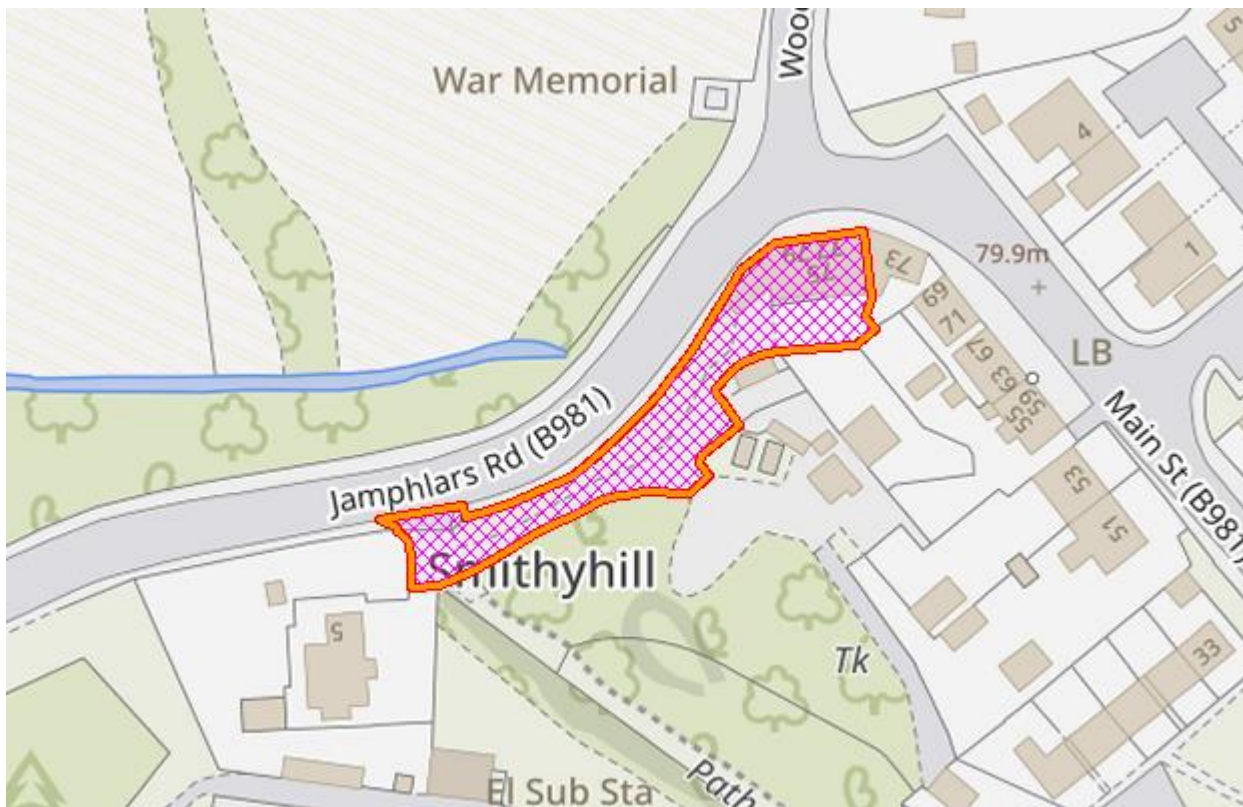
The application is recommended for: Conditional Approval

1.0 Background

1.1 The Site

- 1.1.1 This application site relates to the 'The Auld Hoose', Bowhill, a recently closed ground floor public house within a semi-detached two-storey building fronting the south side of the junction of the B981 (Main Street and Jamphlars Road) and B921 (Woodend Road), along with a parking area immediately to the rear and a private access road and land leading thereto from Jamphlars Road. There is third party property accessed from both the private access road and land. There is a flatted dwelling on the first floor of the building; a house to its east; other housing beyond on both sides of Main Street; and a house to the west of the site, off the private access road, adjacent to Jamphlars Road. There is parkland across Jamphlars Road to the north-west.

1.1.2 LOCATION PLAN



© Crown copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100023385.

1.2 The Proposed Development

1.2.1 Full planning permission is sought for change of use from public house (Sui Generis) to two two-bedroomed flatted dwellings (Sui Generis) with replacement windows and doors to the front (north) elevation. No other works requiring planning permission are proposed to the building or otherwise. The area comprising the parking area is partly owned by Fife Council, the applicant having certified that the other owners of this area are not known. The submitted plans have been amended as part of the application process, omitting a proposed allocation of parking spaces within the parking area, so that no change is now proposed to the parking area.

1.3 Relevant Planning History

1.3.1 Full planning permission was granted subject to conditions on 12 March 2001 (ref. 00/03301/CFULL) for change of use of the first floor of the building, then part of the public house, to the now existing flatted dwelling above the subjects.

1.4 Application Procedures

1.4.1 The application was publicised in The Courier on 10 April 2025. Surrounding proprietors who claim or it appears may have an ownership interest have made representation. The site was visited by the case officer on 14 August 2025.

1.4.2 Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises of National Planning Framework 4 (2023) and FIFEplan Local Development Plan (2017).

1.4.3 A section of the land which forms the application site is under Council ownership, meaning that Fife Council as the Local Authority has an interest in the proposed development. In these circumstances where the proposal is considered significantly contrary to the development plan, the application requires to be referred to Scottish Ministers before being determined. As this proposal is not considered to be significantly contrary notification is not required.

1.5 Relevant Policies

National Planning Framework 4 (2023)

Policy 9: Brownfield, vacant and derelict land and empty buildings

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy 14: Design, quality and place

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy 15: Local Living and 20 minute neighbourhoods

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Policy 23: Health and safety

To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Adopted FIFEplan (2017)

Policy 1: Development Principles

Development proposals will be supported if they conform to relevant Development Plan policies and proposals, and address their individual and cumulative impacts.

Policy 3: Infrastructure and Services

Outcomes: New development is accompanied, on a proportionate basis, by the site and community infrastructure necessary as a result of the development so that communities function sustainably without creating an unreasonable impact on the public purse or existing services.

Policy 10: Amenity

Outcome: Places in which people feel their environment offers them a good quality of life.

Policy 14: Built and Historic Environment

Outcomes: Better quality places across Fife from new, good quality development and in which environmental assets are maintain, and Fife's built and cultural heritage contributes to the environment enjoyed by residents and visitors.

National Guidance and Legislation

Scottish Government Planning Advice Note 1/2011 Planning and Noise

Supplementary Guidance

Supplementary Guidance: Making Fife's Places (2018)

Making Fife's Places Supplementary Guidance sets out Fife Council's expectations for the design of development in Fife.

Planning Policy Guidance

N/A

Planning Customer Guidelines

Garden Ground

Minimum Distances between Window Openings

Other Relevant Guidance

Fife Council Policy for Development and Noise 2021

2.0 Assessment

2.1 Relevant Matters

The matters to be assessed against the Development Plan and other material considerations are:

- Principle of Development
- Design and Layout/Visual Impact
- Residential Amenity
- Transportation/Road Safety

2.2 Principle of Development

2.2.1 NPF4 Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings supports the sustainable reuse of vacant buildings. NPF4 Policy 14 Design, Quality and Place supports proposals consistent with the qualities of successful places, including connected and sustainable. NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods states that proposals will contribute to local living.

2.2.2 In terms of FIFEplan, the site lies within the defined settlement boundary for Cardenden, Dundonald, Auchterderran & Bowhill. Policy 1: Development Principles supports the principle of development within a defined settlement boundary where compliant with the policies for the location; proposals requiring to address their individual and cumulative impact by, amongst other things, avoiding the loss of valuable community resources and complying with Policy 3: infrastructure and Services. Policy 3 states that proposals will not be supported where they would result in the loss of viable and valuable community resources.

2.2.3 Supporting text to Policy 3 states that the Council supports the continued use of community facilities as important focal points for local activity and which serve a local community purpose; including, amongst other things, public houses. Any proposed loss of community facilities is to be resisted and may only be deemed acceptable by the Council if it is accompanied by a statement that demonstrates, through evidence of marketing for a reasonable time period (at least 18 months) and at a fair market value for the current use, that:

- the existing business is not viable;
- the existing building cannot be reused for its existing purpose;
- equivalent alternative facilities exist in the local community; and
- the site cannot be redeveloped for a local community or tourism purpose.

2.2.4 FIFEplan Policy 14: Built and Historic Environment states that the Council will apply the qualities of successful places when considering development proposals, guidance on how these are interpreted provided in the Making Fife's Places Supplementary Guidance (2018).

2.2.5 The planning agent has submitted a supporting statement and a subsequent email, highlighting the following: -

- The business initially closed as a consequence of the COVID-19 pandemic, although the applicant has been unable to provide details of periods of temporary and final closure;
- The business was put up for sale as a going concern in January 2023, failing to generate any leads, the applicant subsequently purchasing the premises at the end of July 2023 after no buyers came forward. The applicant immediately re-advertised as a going concern by publicising on social media, it becoming clear that the establishment was not going to be supported;
- The windows were smashed and the premises vandalised in December 2023, requiring the premises to be boarded up;
- The existence of other such premises in the locality, including The Railway Tavern, The Village Inn, etc.

2.2.6 A number of the submitted objections raise concern in relation to the loss of this community facility, whilst representations in support generally welcome that the premises would be put to good use as part of the regeneration of the area.

2.2.7 Whilst the applicant has been unable to provide the expected evidence of marketing for 18 months, it is recognised from the Planning service's consideration of other similar proposals that the trading position for public houses is now extremely difficult. Taking this into account, and

noting the failed albeit seemingly limited attempt at securing continued operation as a public house and no apparent interest in other community or tourism use, and acknowledging that there are other such premises in the locality, the principle of the loss of this community use is considered acceptable in terms of the above provisions of policy relating to the principle of development. Noting that the proposed use would be within a defined settlement boundary in terms of FIFEplan (i.e. within the built-up area) and relatively near to services, the proposal for two flatted dwellings in this location is considered to accord with the above provisions of policy and guidance relating to the principle of development, not least in terms of sustainable reuse of buildings and successful places, and notwithstanding the views of objectors.

2.3 Design and Layout / Visual Impact

2.3.1 NPF4 Policy 14 Design, Quality and Place states that proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale; that proposals will be supported where they are consistent with the qualities of successful places, including pleasant and distinctive, whilst proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the qualities of successful places are not supported.

2.3.2 FIFEplan Policy 1: Development Principles states that proposals will be supported if they conform to relevant Development Plan policies and proposals, addressing their individual and cumulative impacts by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant detrimental impact on amenity; proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of the development on the surrounding area. Making Fife's Places Supplementary Guidance (2018) is also relevant here.

2.3.3 A number of the objections raise concern in relation to visual impact.

2.3.4 In design/visual impact terms, the proposed external works, i.e. the proposed windows and doors, would see the architectural composition of the building generally retained intact, having no significant adverse impact on the visual amenity of the locality. As such, the proposals are considered to accord with the above provisions of policy and guidance relating to design and layout/visual impact, notwithstanding the views of objectors.

2.4 Residential Amenity

2.4.1 NPF4 Policy 14 Design, Quality and Place states that proposals that are poorly designed or detrimental to the amenity of the surrounding area will not be supported, including in relation to noise mitigation. NPF4 Policy 23 Health and Safety states that proposals that are likely to raise unacceptable noise issues will not be supported; the agent of change principle applying to noise sensitive development; and a noise impact assessment required where the nature of the proposal or its location suggests that significant effects are likely.

2.4.2 FIFEplan Policy 1: Development Principles states that proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses; proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to,

amongst other things, privacy and noise. Fife Council Policy for Development and Noise 2021 is also relevant here. Fife Council Planning Services Minimum Distance Between Window Openings and Garden Ground customer guidelines are of some relevance here.

2.4.3 Scottish Government Planning Advice Note 1/2011 Planning and Noise establishes the best practice and planning considerations to be taken into account with regard to developments that may generate noise, or developments that may be subject to noise, promoting the principles of good acoustic design and a sensitive approach to the location of new development.

2.4.4 A number of the objections raise concerns in relation to impact in terms of privacy, noise and residential amenity generally, stating this would be exacerbated as a result of intensification of use of the premises.

2.4.5 Whilst the proposed flatted dwellings would have no private garden ground, they would have use of any part of the aforementioned private access road and land within the applicant's control, but then only by exiting onto the public footway and doubling back onto the private access road. In any event, the absence of private amenity space, garden ground or otherwise, is considered outweighed by the public benefit from providing housing options conducive to local living and sustainable and successful places. The proposals would not worsen the existing situation in terms of overlooking and other privacy considerations. In terms of the impacts of main road traffic noise on the proposals, whilst it is possible that the proposed windows would be able to provide a satisfactory closed-window solution to noise mitigation, in the absence of any noise impact assessment report or other information, there is insufficient certainty as to whether this is expected to be the case; however, this can be addressed by the recommended condition of planning permission.

2.4.6 In light of the above, and subject to the recommended condition, the proposals are considered acceptable in terms of the above provisions of policy and guidance relating to residential amenity, notwithstanding the views of objectors. Contrary to the views of objectors, in terms of amenity impact it is considered that the proposal would introduce a less intensive use of the subjects.

2.5 Transportation/Road Safety

2.5.1 Collectively, FIFEplan Policies 1: Development Principles and 3: Infrastructure and Services require that development infrastructure and services are adequate, including in terms of local transport and safe access, with impacts on the local road network and road safety demonstrated, utilising the guidance in Making Fife's Places Supplementary Guidance (2018).

2.5.2 NPF4 Policy 14 Design, Quality and Place states that proposals that are detrimental to the qualities of successful places, including in terms of safe crossing and catering for suitable vehicle parking, will not be supported.

2.5.3 According to Making Fife's Places Supplementary Guidance (2018), the existing use as a public house has a notional off-street parking requirement of ten spaces (one parking space per five square metres of public floor area), significantly more than the four spaces required for the proposals in terms of the guidance. Planning Services' Transportation Development Management team ('TDM') notes that this is the case, stating it would accept the proposed two flatted dwellings having no dedicated off-street parking provision as the proposed use would decrease the existing notional off-street parking shortfall by six spaces. As such, TDM states it has no objection to planning permission being granted.

2.5.4 Taking into particular account that the proposal would decrease the existing notional off-street parking shortfall, and concurring with the views of TDM, the proposal is considered acceptable in terms of the above provisions of policy and guidance in relation to transportation/road safety.

3.0 Consultation Summary

Scottish Water	No objection.
TDM, Planning Services	No objection.

4.0 Representation Summary

4.1 37 objections have been received. 11 representations in support have been received. A general comment has been received. Surrounding proprietors who claim or it appears may have an ownership interest have made representation. Comments are summarised below.

4.2 Material Planning Considerations

4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. Proposal would result in the loss of a community facility.	2.2
b. Concern in relation to visual impact.	2.3
c. Impact in terms of privacy, noise and residential amenity generally, including consequent upon intensification of use of the premises.	2.4
d. Proposal would result in road safety issues.	2.5
e. Insufficient parking is proposed.	2.5

4.2.2 Support Comments

Issue
a. Welcome that the premises would be put to good use as part of the regeneration of the area.

4.2.3 Other Concerns Expressed

Issue	Comment
a. Applicant does not have title to/a right to use the private access road and/or parking area in connection with the proposal.	The acceptability of the proposal is not dependent on the applicant having such ownership or rights.
b. Proposal would result in obstruction to private rights of access.	There are no works proposed which would obstruct such private rights of

- c. Confirmation requested that asbestos and other hazardous materials within the building have been inspected by Building Control.
- d. Stagnant water in the cellar may attract vermin.
- e. Applicant has a conflict of interest with his other business interests in the area.
- f. No provision for workmen to park during construction.
- g. General comment expressing concern in relation to sufficiency of parking submitted by Cardenden Community Council.

access. In so far as this matter may be considered a material consideration, it is expected that the proposal would result in a reduction in the number of any such instances of obstruction compared to what one might reasonably expect in connection with a continuation of the existing lawful use of the subjects.

This is not a material planning consideration.

This is not a material planning consideration.

This is not a material planning consideration.

This is not a material planning consideration.

This is addressed in para. 2.5.

5.0 Conclusions

Subject to conditions of planning permission, the development accords with the provisions of policy and guidance relating to the principle of development, design/visual impact, residential amenity, and transportation/road safety. Subject to conditions of planning permission, the development accords with the Development Plan overall, with no material considerations of sufficient weight to justify departing therefrom.

6.0 Recommendation

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

CONDITIONS:

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

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

2. BEFORE EACH FLATTED DWELLING HEREBY APPROVED IS FIRST OCCUPIED, it shall have been demonstrated that the windows serving it facing the adjacent public road are predicted to deliver a satisfactory internal residential noise environment. If further attenuation is required, it shall be carried out in accordance with details which shall have been submitted to and approved in writing by the planning authority BEFORE FIRST OCCUPATION OF EACH FLATTED DWELLING, which attenuation shall thereafter be retained throughout the lifetime of development.

Reason: In the interests of residential amenity; with a view to ensuring a satisfactory internal noise environment for the subjects.

7.0 Background Papers

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

[National Planning Framework 4 \(2023\)](#)

[FIFEplan Local Development Plan \(2017\)](#)

[Planning Guidance](#)

Development Plan

Adopted National Planning Framework 4 (2023)

Adopted FIFEplan Fife Local Development Plan (2017)

Adopted Making Fife's Places Supplementary Guidance (2018)

Other

Fife Council Planning Services Minimum Distance Between Window Openings and Garden Ground customer guidelines

Fife Council Policy for Development and Noise 2021

Scottish Government Planning Advice Note 1/2011 Planning and Noise

Report prepared by Brian Forsyth, Planner (Chartered Town Planner)

Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead

Committee Date: 27/08/2025

Agenda Item No. 5

Application for Full Planning Permission

Ref: 25/00606/FULL

Site Address: 62 Main Street Lower Largo Leven

Proposal: Internal and external alterations including two storey extension with mezzanine level, formation of balcony to rear, installation of dormer extensions to front of dwellinghouse, raising of roof ridge height and alterations to boundary wall

Applicant: Mr Craig Dunn, Wester Woodside Cottage Linlithgow

Date Registered: 2 April 2025

Case Officer: Matthew Don

Wards Affected: W5R21: Leven, Kennoway And Largo

Reasons for Referral to Committee

This application requires to be considered by the Committee because the application has attracted six or more separate individual representations which are contrary to the officer's recommendation.

Summary Recommendation

The application is recommended for: Conditional Approval

1.0 Background

1.1 The Site

This application relates to a single storey dwellinghouse, with attic space, within the settlement boundary and Conservation Area of Lower Largo – as defined by the Adopted FIFEplan (2017). The property is a non-listed, semi-detached, traditional property, partially adjoined to a neighbouring outbuilding, and another neighbour's pedestrian stone pend. The property is a pitched gable end construction with slate roof, and cream wet-dash render with off white/light green window surrounds with three 1 over 1 uPVC slide and sash window openings on the front elevation. To the rear, the property has been extended in more recent times, with a lean-to extension finished with materials to match the main dwelling of cream wet-dash and white uPVC windows but interlocking concrete rooftiles. A further conservatory lean-to extension is finished with white uPVC glazing, and cream wet-dash render. The neighbouring properties comprise of large scale dwellinghouses on either side of the property with other traditional properties within the immediate area of Main Street, where the properties comprise of traditional detached/and semi-detached properties with varied form and massing, with varying exterior finishes that comprise of a mixture of brick buildings, off-white render, rough-cast render and natural stone.

1.1.2 LOCATION PLAN



© Crown copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100023385.

1.2 The Proposed Development

The proposal includes a number of alterations to the building layout to provide additional floor space at the upper levels to accommodate extended living room facilities and a re-located kitchen space. The proposal would re-configure the room layout and accommodate an additional bedroom, providing 4 bedrooms in total. This application seeks permission for the demolition of an existing lean-to sunroom/conservatory one-storey extension to the rear, and construction of a two-storey extension to the rear (due South) and two traditional slated cheeks hexagonal/hipped dormers to be installed on the front (North) façade. This application has been subject to amendments considering continued dialogue with the applicant and this local authority. The proposed extension would have a 60 square metre footprint, 6.4 metres in height to the ridge and 4.3 metres in height to the eaves with a balcony overhang. The material palette proposed consists of slate, composite horizontal cladding and a natural stone and aluminium framed windows.

1.3 Relevant Planning History

There is no relevant planning history for this application.

1.4 Application Procedures

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material

considerations indicate otherwise. The Development Plan comprises of National Planning Framework 4 (2023) and FIFEplan Local Development Plan (2017). Under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.

1.4.1 A Conservation Area Site Notice was displayed outside the property on the 2nd of April 2025, and was in public visibility for 21 days, and an advert placed in The Courier on the 10th of April 2025 to allow for sufficient advertisement of the application for development within the Conservation Area.

1.4.2 A physical site visit has not been undertaken in relation to the assessment of this application. All necessary information has been collated digitally to allow the full consideration and assessment of the application, and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

1.4.3 Following ongoing discussion with the applicant the design has been altered and the proposed extension reduced in scale and massing. The application was then the subject of a further publicity period allowing a further opportunity for interested parties to comment on the revised proposal.

1.5 Relevant Policies

National Planning Framework 4 (2023)

Policy 7: Historic assets and places

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policy 13: Sustainable transport

To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Policy 14: Design, quality and place

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy 16: Quality Homes

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland

Policy 18: Infrastructure first

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy 22: Flood risk and water management

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Adopted FIFEplan (2017)

Policy 1: Development Principles

Development proposals will be supported if they conform to relevant Development Plan policies and proposals, and address their individual and cumulative impacts.

Policy 3: Infrastructure and Services

Outcomes: New development is accompanied, on a proportionate basis, by the site and community infrastructure necessary as a result of the development so that communities function sustainably without creating an unreasonable impact on the public purse or existing services.

Policy 10: Amenity

Outcome: Places in which people feel their environment offers them a good quality of life.

National Guidance and Legislation

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Supplementary Guidance

Supplementary Guidance: Making Fife's Places (2018)

Making Fife's Places Supplementary Guidance sets out Fife Council's expectations for the design of development in Fife.

Planning Policy Guidance

National Planning Framework 4 (2023)

Adopted FIFEplan (2017)

Planning Customer Guidelines

Daylight and Sunlight

Dormer Extensions

Garden Ground

Other Relevant Guidance

Lower Largo Conservation Area Appraisal and Management Plan

Largo Area Local Place Plan (2023)

2.0 Assessment

2.1 Relevant Matters

The matters to be assessed against the development plan and other material considerations are:

- Design and Layout/Visual Impact on the Lower Largo Conservation Area
- Residential Amenity
- Transportation/Road Safety
- Flooding and Drainage

2.2 Design and Layout/Visual Impact on the Lower Largo Conservation Area

2.2.1 The proposal, for external alterations to a dwellinghouse within the Lower Largo Conservation Area, has been considered with regard to Section 64 the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, NPF4 Policy 7 (Historic assets and places), Policy 14 (Design, quality and place), Adopted FIFEplan (2017) Policy 14 (Historic places and assets) – where special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2.2 Ten letters of representation have been submitted in objection considering the design and visual impact of the proposal. This includes:

- Not making reference to the surrounding historic environment and The Conservation Area Appraisal and Management Plan
- Having an overbearing impact (of the increased roof ridge height) and built area proportions in accordance with 1 : 3 (building to plot ratio) specified in Fife Council customer guidelines Garden Ground (2016)
- Having a modern design that would detract from the surrounding historic assets and coastline and set an un-wanted precedent for similar developments to lead to further erosion of the traditional/coastal setting

2.2.3 The Largo Area Community Council have provided comment to object to the proposal. The concerns are based on the proposed development setting an undesirable precedent for similar applications in the future that would signify overdevelopment and lead to visual deterioration of the traditional settlement. It is stated that the proposed development would be 1.5 times the footprint of the original dwellinghouse, the three-storey extension breaks the roof line and would resemble overdevelopment, visual detriment to the Conservation Area and the existing cottage and result in the loss of two timber windows on the front elevation. Following, re-notification, The Largo Community Area Council retained their comment that the proposal is 1.5 times that of the original dwellinghouse.

2.2.4 The proposal has been amended following discussion with the applicant/agent and following amendments, the extension height has been lowered to extend to the rear (South) in-line with the existing roof ridge height. While this may still be considered to resemble aspects of overdevelopment, when considering the existing building to its original building envelope proportions there is a ratio of approximately 1: 2. The roof pitch would match the existing property's roof in both height and pitch and the plot can accommodate the proposed extension considering the sloping topography of the site. Other adjacent built features, mean that the extension would, largely, remain outwith public visibility from both the Main Street and from the Lower Largo Conservation Area and the extension as now proposed would be acceptable in this regard. The visual impact on the shoreline, would also be acceptable in the context of the mixture of contemporary developments within the vicinity, and the proposal hosts high quality design and finishes that would contrast with nearby properties, yet coalesce with the surrounding environment Therefore, the proposal would be considered acceptable and in accordance with the development plan and other related guidance.

2.3 Residential Amenity

2.3.1 Impact of daylighting, overshadowing, overlooking and increased noise, has been considered in full accordance with NPF4 (2023) Policy 14 (Design, quality and place) part ((c), Policy 16 (Quality homes) (g)(ii); Adopted FIFEplan Policy 10 (Amenity). PAN 1/2011 Planning and noise.

2.3.2 Five letters of objection have been received raising specific concerns in relation to the increase in overshadowing and overlooking of neighbouring properties within the immediate vicinity.

2.3.3. Following, re-notification of the application, The Largo Community Area Council provided comment to state that the proposal will cause concerns of overshadowing of adjacent side windows, and that there would be overlooking issues from the rear balcony onto neighbouring curtilages.

2.3.4 An overshadowing assessment was requested from the agent to quantify the impact from the existing overshadowing in comparison to the proposed development's overshadowing. The large mass of the originally proposed extension would have overshadowed neighbouring properties, however, the amended scheme has seen a reduced mass, resulting in only slight overshadowing of 60 Main Street's kitchen, which is a non-primary habitable room. The impact of overshadowing has been assessed and would be considered acceptable.

2.3.5 Issues of overlooking have been assessed, and the proposal would be considered acceptable in accordance with recommended guidance for impact on privacy. The balcony to the rear (South) has the sides in-filled so panoramic views of the neighbouring properties are not achievable and only views South to the Firth of Forth. A further ground floor window has been altered to include frosted glazing, and a condition has been attached to ensure that the amenity of nearby neighbours is protected. The new dormers on the front of the property overlooking neighbours, is also not a valid overlooking concern, considering the street is already heavily overlooked and the dormers would not significantly change the existing situation with regard to overlooking.

2.3.6 Subject to compliance with the imposed condition the proposal would be acceptable in accordance with NPF4 (2023) and Adopted FIFEplan (2017).

2.4 Transportation/Road Safety

2.4.1 Road safety has been considered in full accordance with NPF4 (2023) Policy 13 (Sustainable transport) and Policy 18 (Infrastructure first); Adopted FIFEplan (2017) Policy 1 (Development Principles), Policy 3 (Infrastructure and Services) and Making Fife's Places – Supplementary Guidance: Appendix G (2018).

2.4.2 Ten letters of objection have been received that make reference to an access that was originally proposed, however this element of the proposal has since been removed from the scheme. being un-safe for pedestrian and road users safety given the inadequate visibility entering and departing from the site and the increase in demand for the on-street parking as a result of development.

2.4.3 Transportation Development Management Team has been consulted and has recommended refusal for the reason that a garage entrance (since removed from the scheme) would have limited visibility and cars entering and leaving the house would slow the flow of traffic. Furthermore, there was a shortfall of one off-street vehicular parking space.

2.4.4 Largo Area Local Place Plan (2023) stipulates that development should focus on safety, walkability, nature connection and enhancing the quality of life for its residents, visitors and workforce. A public survey found that the Lower Largo community are seeking changes to traffic and parking within the local area. Thereby, specifying proposals for traffic calming, parking refurbishments etc. Relevant proposals to the proposal on Main Street include: *Proposal 16* –

Enforce One Way intends to improve traffic signage on Main Street in a clear but not disruptive way to ensure proper flow down the narrow one way street, and *Proposal 15 – Widen Car Parking Spaces* to widen a 2/3 bay parking area to create better on-street provision.

2.4.5 In this context the applicant was advised that the original scheme to include a garage entrance would not be supportable and would be considered detrimental to pedestrian and road safety considering the inadequate sight lines and the potential to slow traffic flow. Amendments were sought and the garage element has since been removed from the scheme. There would still be a shortfall in parking according to Making Fife Places – Supplementary Guidance : Appendix G (2018) whereby, a property with four or more bedrooms requires three off-street parking spaces. The proposal would not provide any additional parking, whilst the number of bedrooms would increase from three to five. It has been considered that the shortfall of one parking space is accepted in this instance with suitable parking on-street available and parking nearby to the property.

2.4.6 Following the removal of the garage door element on the front (North) elevation, the shortfall of one parking space has been considered acceptable on balance, and the proposal would not impact on proposals set out in the Largo Area Local Place Plan (2023). Therefore, the proposal is found to be in accordance with NPF4 (2023) and Adopted FIFEplan (2017).

2.5 Flooding and Drainage

2.5.1 NPF4 (2023) Policy 22 (Flood risk and water management) (c)(i)(ii), Adopted FIFEplan (2017) Policy 12 (Flooding and the Water Environment) and Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022) as the proposal will be served by adequate infrastructure and services to ensure there are no increased risk of water run-off on-site, and flood risk to nearby properties and roads.

2.5.2 Scottish Water has been consulted on this application and has raised no objection, however, has stipulated that they will not accept new connections to public infrastructure. Additional surface water run-off must drain via pipework within the site boundary.

2.5.3 The site is outwith an area of surface water flooding and a future flood risk in a 1 in 10 year and 1 in 200 year flood risk event for river (fluvial) flooding. There is a portion of the Southwest of the site marginally within the coastal flooding area, however, there is currently a protective coastal defence wall, and the area of the extension is setback from this area of coastal flooding and therefore, it has been considered that a Flood Risk Assessment not be deemed necessary in this instance.

2.5.4 The existing property has a footprint of approximately 110 square metres and the proposal would increase the property's footprint to 157 square metres. With an increase of approximately 47 square metres, there is no requirement for a Surface Water Management Plan (SWMP) to be submitted with this application.

2.5.5 The impact of additional surface water flooding and on-site flood risk has been assessed and would be considered acceptable in this instance in accordance with NPF4 (2023) and Adopted FIFEplan (2017) considering the proposed built development would not exceed the threshold of 50 square metres and is set back by the coastal flooding impact.

3.0 Consultation Summary

Scottish Water	No objection
TDM, Planning Services	Recommend refusal – slow flow of traffic, inadequate visibility and increase on-street parking.
Largo Area Community Council	Recommend refusal – extensions is 1.5 times the size of the existing property, with overshadowing and overlooking implications

4.0 Representation Summary

4.1 Upon initially notifying neighbours (25/04/2025) eleven objections were received regarding the visual impact of the development, the impact on residential amenity (overlooking and overshadowing) and the road safety impact of the proposal. Neighbours were re-notified (24/07/2025) and within this time The Largo Area Community Council provided comment to object on the grounds of design, overlooking and overshadowing

4.2 Material Planning Considerations

4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. The Design and Visual Impact of the proposal whereby the design (which has since been amended) is un-acceptable for its traditional setting that would detract from the character of the area and set an un-wanted precedent for similar developments further leading to the erosion of the Lower Largo built environment and the coastline.	2.2.4
b. The Residential Amenity Impact of the proposed development causing issue of overlooking and overshadowing.	2.3.4, 2.3.5 & 2.3.6
c. The Road Safety Impact of pedestrians and drivers from the proposed garage (since removed) to have on Main Street with inadequate visibility and further exasperating the requirement for on-street parking.	2.4.5 & 2.4.6

4.2.2 Other Concerns Expressed

Issue

- a. The proposal not complying with the criteria for The Town and Country Planning (General Development) (Scotland) Order 1992 (as amended) Article 4 direction
- b. The means of access of construction not being granted by neighbouring property.
- c. There is concern regarding the impact on the shoreline sea defence

Comment

The Article 4 direction is implemented to ensure that protection of the built development within the Lower Largo area will be secured by means of removal of permitted development rights for various development types. However, the proposal has been assessed for planning permission and is compliant with NPF4 (2023) and Adopted FIFEplan (2017)

Gaining access into the applicant's site is not a material planning consideration and is a private legal matter between the applicant and any relevant third-party properties.

There are no proposed changes to the sea defence wall.

5.0 Conclusions

The proposal is in accordance with NPF4 (2023) following the amendments received for the application to address concerns relating to overbearing design, and road safety impact regarding safe vehicular access. Overall, the design, scale, external finishes are considered acceptable and suitable for this non-listed property located within the Lower Largo Conservation Area. The shortfall of one parking space is not considered to be detrimental to the wider road network following the removal of the gated garage to the front of the dwellinghouse. Therefore, considering the development in context, it is acceptable in planning terms and in accordance with NPF4 (2023) and Adopted FIFEplan (2017).

6.0 Recommendation

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

CONDITIONS:

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

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

2. PRIOR TO THE OCCUPATION OF THE EXTENSION HEREBY APPROVED, the window serving the ground floor bedroom (on the side East Elevation) shall be obscure glazed the details of which shall be submitted for the prior written approval of this Planning Authority.

Thereafter, the agreed glazing shall remain as such in perpetuity unless otherwise agreed in writing with this Planning Authority.

Reason: In order to protect the amenity/privacy of neighbouring properties.

7.0 Background Papers

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

[National Planning Framework 4 \(2023\)](#)

[FIFEplan Local Development Plan \(2017\)](#)

[Planning Guidance](#)

Report prepared by Matthew Don, Planning Assistant

Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead

Committee Date: 27/08/2025

Agenda Item No.6

Application for Approval Required by Condition(s) **Ref: 25/01001/ARC**

Site Address: **The Farmhouse Masterton Masterton Road**

Proposal: **Approval of matters specified in conditions of planning permission in principle ref. 23/00739/PPP in respect of erection of 22 houses (Class 9) and associated works and landscaping**

Applicant: **Carmichael Homes Scotland 2 Ltd, Linda Tinson & Paul Tinson, 29 Canal Street Glasgow**

Date Registered: **12 May 2025**

Case Officer: **Brian Forsyth**

Wards Affected: **W5R04: Dunfermline South**

Reasons for Referral to Committee

This application requires to be considered by the Committee because the application has attracted six or more separate individual representations which are contrary to the officer's recommendation.

Summary Recommendation

The application is recommended for: Conditional Approval

1.0 Background

1.1 The Site

1.1.1 This approximately 0.95 hectare application site relates to an area towards the top (northern) end of the southern stretch of Masterton Road, Dunfermline, which road leads off the west side of Skylark Road. It is a relatively flat area adjoining the west side of and having vehicular access direct from Masterton Road, incorporating the larger number of the disused and derelict agricultural buildings serving Masterton Farm. There is an area of woodland within the site on its western side. Trees surround the site on its northern and western sides, with housing beyond. There are small groupings of houses and former agricultural buildings adjoining to the south and over Masterton Road to the east.

1.1.2 LOCATION PLAN



© Crown copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100023385.

1.2 The Proposed Development

1.2.1 Approval is sought only for the matters specified in the relevant conditions of planning permission in principle ref. 23/00739/PPP (see 1.3 below), in respect of the erection of 22 two-storey houses (Class 9) over a majority part of the permission site and including associated works and landscaping. Vehicular and pedestrian access into the site would be exclusively off Masterton Road. The houses would comprise four two-bedroomed semi-detached houses, seven four-bedroomed detached houses, five four-bedroomed detached houses and six five-bedroomed detached houses. The proposals have been amended as part of the application process.

1.2.2 The principle of the residential development of the site is not the subject of this application. Developer obligations and off-site road safety measures required in connection with this development are also not the subject of the application, being already detailed requirements of conditions of the planning permission in principle and its accompanying legal agreement.

1.3 Relevant Planning History

1.3.1 Planning permission in principle ref. 23/00739/PPP for residential development here was granted on appeal on 24 July 2024 by a Reporter appointed by the Scottish Ministers, subject to a planning obligation covering education, transport and affordable housing (addressed in a legal agreement) and to conditions including the following, in respect of which this current application for approval of matters specified in conditions relates: -

"1. A further application for approval required by conditions 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 1:1250, 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 (including biodiversity enhancement consistent with the adopted National Planning Framework 4 (2023) and related NatureScot guidance), and the phasing of development;*
- (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 on walls and roofs; together with details of the proposed method of water supply and drainage, including details of a sustainable drainage scheme (SuDS) and such requirements as set out within the Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022);*
- (d) A comprehensive design statement addressing form, materials, landscape fit and orientation prepared by a qualified architect or landscape architect in support of the proposals;*
- (e) A supporting statement demonstrating the development's compliance with Making Fife's Places Planning Supplementary Guidance (2018) and the requirements of Condition 1(b) above in relation to biodiversity enhancement;*
- (f) A supporting statement demonstrating the development's compliance with the minimisation of lifecycle greenhouse gas emissions requirement of the adopted National Planning Framework 4 (2023); and the low and/or zero carbon generating technology and sustainable construction requirements of the adopted FIFEplan Fife Local Development Plan (2017) and Low Carbon Fife Supplementary Guidance (2019);*
- (g) A bat survey, carried out within 18 months of any future approval required by conditions application, including details of any required mitigation measures as per the Bat Conservation Trust guidelines;*
- (h) Detailed drawings illustrating the development's compliance with Fife Council's Minimum Distance Between Windows and Daylight and Sunlight customer guidelines;*
- (i) A programme of archaeological works in accordance with a detailed written scheme of investigation;*
- (j) Detailed drawings that show any proposed garages having minimum internal dimensions of 7 metres x 3 metres (otherwise they will be classed as storage only) and which shall either be located 0.5 metres or over six metres from the road boundary all in accordance with the current Fife Council Transportation Development Guidelines; and*
- (k) A detailed plan to a scale of not less than 1:500 showing the greenfield and brownfield portion of the application site.*

Reason: To comply with Section 59 of The Town and Country Planning (Scotland) Act 1997 (as amended).

9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, details including plans showing the phasing of off-street parking on the site shall have been submitted for approval in writing by the planning authority as an additional requirement of the further application referred to in Condition 1 above. These shall show off-street parking being provided in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development.

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

12. NO WORKS SHALL COMMENCE ON SITE IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED (including demolition works, tree works, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations has been submitted to and approved by the planning authority as an additional requirement of the further application required by Condition 1 above and protective fencing erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;*
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;*
- c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained in the approved plans and trees which are the subject of any Tree Preservation Order;*
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;*
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any subsequent legislation amending revoking or re-enacting that Order; no services shall be dug or laid into the ground other than in accordance with the approved details;*
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;*
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.*

Reason: To ensure the continued well-being of the existing woodland trees in the interests of the amenity and environmental quality of the locality."

1.4 Application Procedures

1.4.1 Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless

material considerations indicate otherwise. The Development Plan comprises of National Planning Framework 4 (2023) and FIFEplan Local Development Plan (2017).

1.4.2 The site was last visited by the case officer on 19 December 2023. The application was publicised in The Courier on 22 May 2025.

1.5 Relevant Policies

National Planning Framework 4 (2023)

Policy 1: Tackling the climate and nature crises

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy 2: Climate mitigation and adaptation

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Policy 3: Biodiversity

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy 4: Natural places

To protect, restore and enhance natural assets making best use of nature-based solutions.

Policy 6: Forestry, woodland and trees

To protect and expand forests, woodland and trees.

Policy 9: Brownfield, vacant and derelict land and empty buildings

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy 14: Design, quality and place

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy 20: Blue and green infrastructure

To protect and enhance blue and green infrastructure and their networks

Policy 22: Flood risk and water management

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Adopted FIFEplan (2017)

Policy 1: Development Principles

Development proposals will be supported if they conform to relevant Development Plan policies and proposals, and address their individual and cumulative impacts.

Policy 3: Infrastructure and Services

Outcomes: New development is accompanied, on a proportionate basis, by the site and community infrastructure necessary as a result of the development so that communities function sustainably without creating an unreasonable impact on the public purse or existing services.

Policy 10: Amenity

Outcome: Places in which people feel their environment offers them a good quality of life.

Policy 11: Low Carbon Fife

Outcome: Fife Council contributes to the Climate Change (Scotland) Act 2009 target of reducing greenhouse gas emissions by at least 80% by 2050. Energy resources are harnessed in appropriate locations and in a manner where the environmental and cumulative impacts are within acceptable limits.

Policy 13: Natural Environment and Access

Outcomes: Fife's environmental assets are maintained and enhanced; Green networks are developed across Fife; Biodiversity in the wider environment is enhanced and pressure on ecosystems reduced enabling them to more easily respond to change; Fife's natural environment is enjoyed by residents and visitors.

Policy 14: Built and Historic Environment

Outcomes: Better quality places across Fife from new, good quality development and in which environmental assets are maintain, and Fife's built and cultural heritage contributes to the environment enjoyed by residents and visitors.

National Guidance and Legislation

Scottish Government Designing Streets: A Policy Statement for Scotland (2010)

Historic Environment Scotland Historic Environment Policy for Scotland (2019)

Historic Environment Scotland's Managing Change in the Historic Environment series

NatureScot Developing with Nature guidance

Planning Advice Note (PAN) 2/2011: Planning and Archaeology

Supplementary Guidance

Supplementary Guidance: Making Fife's Places (2018)

Making Fife's Places Supplementary Guidance sets out Fife Council's expectations for the design of development in Fife.

Supplementary Guidance: Low Carbon Fife (2019)

Low Carbon Fife Supplementary Planning Guidance which provides guidance on assessing low carbon energy applications, demonstrating compliance with CO2 emissions reduction targets and district heating requirements and requirements for air quality assessments.

Planning Policy Guidance

N/A

Planning Customer Guidelines

Garden Ground

Daylight and Sunlight

Minimum Distances between Window Openings

Trees and Development Planning

Other Relevant Guidance

2.0 Assessment

2.1 Relevant Matters

The matters to be assessed against the Development Plan and other material considerations are:

- Design and Layout / Visual Impact
- Residential Amenity
- Transportation / Road Safety
- Trees and Natural Environment
- Flooding and Water Management
- Sustainable Building
- Archaeology

2.2 Design and Layout / Visual Impact

2.2.1 NPF4 Policy 14 states that proposals will be designed to improve the quality of an area; will be supported where they are consistent with the qualities of successful places; and that proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the qualities of successful places not supported. These qualities of successful places include development being pleasant and distinctive.

2.2.2 Collectively, FIFEplan Policies 1 and 10 state that development will only be supported if it does not have a significant detrimental impact on amenity, requiring it to be demonstrated that proposals will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of the development on the surrounding area. Policy 14 adds that the Council will apply the qualities of successful places, guidance on how these are interpreted provided in Making Fife's Places Supplementary Guidance.

2.2.3 Scottish Government Designing Streets: A Policy Statement for Scotland is also relevant here.

2.2.4 The proposals have been amended as part of the application process, taking into account the suggestions of Planning Services' Urban Design Officer, who has not objected to the proposals.

2.2.5 In terms of longer distance views, it is considered that the proposed layout of two-storey houses is acceptable; the development would have limited visibility in these views, providing for a satisfactory landscape fit. More immediately, the layout has been amended adjacent to Masterton Road to ensure the proposals would not jar visually with existing built form and layout immediately to the south and across Masterton Road, particularly when viewed from that road, and contributing to an active frontage. The proposals would otherwise be viewed largely in their own context, in large part being visually separated from their surrounds by trees and woodland.

The proposed development would realise an attractive solution to the residential development of the site. As such, and overall, it is considered that the proposal would accord with the above provisions of policy and guidance in relation to design and layout / visual impact, subject to conditions in relation to materials and to secure increased height for the realigned stone boundary wall to the site frontage.

2.3 Residential Amenity

2.3.1 NPF4 Policy 14 does not support proposals that are detrimental to the amenity of the surrounding area.

2.3.2 FIFEplan Policy 1 states that the individual and cumulative impacts of proposals must be addressed by, amongst other things, protecting the amenity of the local community and complying with Policy 10. Policy 10 states that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses; proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, loss of privacy and natural light. Fife Council Planning Services Garden Ground (which relates to plot ratio, usable private garden and garden dimensions), Daylight and Sunlight, and Minimum Distances Between Window Openings customer guidelines, are also relevant here.

2.3.3 The proposals very largely accord with the provisions of the above customer guidelines and, in turn and otherwise, are considered to accord with the above provisions of policy in relation to residential amenity generally. In reaching this conclusion, the extent of physical separation from existing residential development is noted, both across Masterton Road and areas of trees and woodland to the north and west.

2.4 Transportation / Road Safety

2.4.1 NPF4 Policy 14 states that proposals will be supported where they are consistent with the qualities of successful places, proposals that are inconsistent with the qualities of successful places not supported. These qualities of successful places include development being connected, which includes designing for suitable vehicle parking.

2.4.2 FIFEplan Policy 1 states that the individual and cumulative impacts of proposals must be addressed by improving existing infrastructure capacity and complying with Policy 3. Policy 3 states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure; where necessary and appropriate as a direct consequence of the development or as a consequence of the cumulative impact of development in the area, proposals must incorporate measures to ensure that they will be served adequate infrastructure and services; such infrastructure and services may include, amongst other things: local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in Making Fife's Places; proposals will demonstrate how they will, amongst other things, address any impacts on road safety.

2.4.3 Planning Services' Transportation Development Management team raises no objection to the proposals, subject to standard type conditions, including in relation to parking for contractor vehicles and construction traffic operation, etc.

2.4.4 Objections include in relation to construction traffic and the volume of workers that would be on site, leading to a potential for obstruction of access to existing third-party property; and in relation to the suitability of off-site roads infrastructure in terms of road safety.

2.4.5 Concurring with the views of Transportation Development Management, and subject to their recommended conditions, the proposals are considered to accord with the above provisions of policy and guidance in relation to transportation / road safety. In relation to the objections concerning obstruction, and in so far as a material consideration, these are addressed by the recommended conditions relating to contractor parking and construction traffic operation. In relation to the objections concerning the suitability of off-site roads infrastructure in terms of road safety, this is not a material planning consideration in this case, having already been addressed in dealing with the planning permission in principle and therefore beyond the scope of the current application

2.5 Trees and Natural Environment

2.5.1 NPF4 Policy 1 states that when considering all proposals, significant weight will be given to the global climate and nature crises. NPF4 Policy 3 states that proposals will contribute to the enhancement of biodiversity, including where relevant, strengthening nature networks and the connections between them, including proposals to integrate nature-based solutions, where possible; proposals for local development to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance; any potential adverse impacts, including cumulative impacts, of proposals on biodiversity, nature networks and the natural environment to be minimised through careful planning and design, taking into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration. NPF4 Policy 4 states that proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported. NPF4 Policy 6 states that proposals that enhance, expand and improve woodland and tree cover will be supported; proposals not supported where they will result in, amongst other things: adverse impacts on native woodlands and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy, or fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy.

2.5.2 Collectively, FIFEplan Policies 1 and 13 apply, stating proposals will only be supported where they protect or enhance natural heritage and access assets including, amongst other things, trees that have a landscape, amenity, or nature conservation value; and biodiversity in the wider environment. Where adverse impacts on existing assets are unavoidable, proposals will only be supported where these impacts will be satisfactorily mitigated.

2.5.3 Making Fife's Places Supplementary Guidance (2018), Fife Forestry and Woodland Strategy 2013-18, and Fife Council Planning Services Trees and Development Planning Customer Guidelines are also relevant here.

2.5.4 An arboricultural impact assessment (AIA) report has been submitted, proposing removal of a small number of trees and a hedgerow, as well as some tree pruning. A bat roost survey report has been submitted, which states that roosting bats represent an ecological constraint on demolition, which will need to be done under licence during the active bat season; the report has a bat protection plan appended that provides guidance on the process of successful destruction whilst protecting the bats from harm.

2.5.5 Planning Services' Natural Heritage Officer raises no objection.

2.5.6 Planning Services' Tree Protection Officer comments that, assessed against the survey schedule, the tree and hedgerow removal proposed in the AIA report is not significant and that the proposed tree pruning acceptable. The officer notes that a tree protection plan has also

been submitted, which he advises is in line with BS5837 and shows the location of protective fencing in relation to mapped tree root protection areas. The officer further notes that the AIA states “any trees removed would be replaced on a minimum one-for-one basis, at this time 13 trees”, whereas the proposed landscape planting plans outline planting of five trees in the current iteration, so greater tree planting is required to ensure adequate mitigation. Regarding separation distance between the proposed development and retained trees, the officer describes this as primarily a concern along the western site edge, but it is noted that the AIA report shows that trees along this boundary are roughly outwith their falling distance, such that there is no significant conflict with the provisions of Making Fife’s Places. Subject to further mitigation in the form of an additional eight trees, the officer raises no objection.

2.5.7 Objections have been submitted in relation to the potential for adverse impact on woodland and wildlife, including from occupation/use of the proposed scheme. Objectors also consider that certain trees should be felled prior to works to avoid damage to neighbouring properties.

2.5.8 Notwithstanding the views of the objectors, noting that neither the Natural Heritage Officer nor the Tree Protection Officer raise objection, and subject to the provision of further eight trees requested by the Tree Protection Officer, the proposals are considered to accord with the above provisions of policy and guidance in relation to trees and the natural environment, the applicant having submitted amended lands which show the further eight trees. In relation to the proposed further felling of trees to avoid damage to neighbouring properties, etc., this is not a material planning consideration.

2.6 Flooding and Water Management

2.6.1 NPF4 Policy 22 states that proposals at risk of flooding or in a flood risk area will only be supported in a number of exceptional circumstances. Proposals will: i. not increase the risk of surface water flooding to others, or itself be at risk; ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer; and iii. seek to minimise the area of impermeable surface. Proposals will be supported if they can be connected to the public water mains.

2.6.2 Collectively, FIFEplan Policies 1, 3 and 12 state, amongst other things, that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner; where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services; such infrastructure and services may include foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS). Proposals will only be supported where they can demonstrate they will not, individually or cumulatively, increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022) is also relevant here.

2.6.3 The site is not within or near to an area shown liable to a medium or greater likelihood of surface water flooding in the Scottish Environment Protection Agency Future Flood Maps. Surface water run-off is proposed to storm crates and filter trench incorporating restriction on flow.

2.6.4 Scottish Water raises no objection in relation to the availability of a potable mains water supply or otherwise. The Council's Flooding, Shoreline & Harbours team (FSH) have not provided a consultation response.

2.6.5 Objections include a contention that the proposals would exacerbate existing adverse impact on neighbouring properties of surface water run-off from the site.

2.6.6 In relation to the objection concerning surface water run-off, the proposed storm crates and filter trench incorporating restriction on flow would be expected to reduce the rate of discharge of surface water from the site in accordance with current standards. Otherwise, noting the position in terms of the Scottish Environment Protection Agency Future Flood Maps and that Scottish Water have raised no objection, the proposals stand to be considered to accord with the above provisions of policy and guidance in relation to flooding and water management, subject to the recommended standard type conditions in relation to surface water management. In reaching this conclusion, it is considered that the recommended surface water management conditions would provide for the necessary surface water management in this case, notwithstanding the lack of consultation response from FSH. Surface water management arrangements will require approval in terms of the Building (Scotland) Acts.

2.7 Sustainable Building

2.7.1 NPF4 Policy 1 states that significant weight will be given to the global climate crisis. NPF4 Policy 2 states that proposals will be sited and designed to minimise lifecycle greenhouse gases as far as possible. NPF4 Policy 14 states that proposals will be supported where they are compliant with the qualities of successful places, including 'Sustainable', i.e. including supporting the efficient use of resources.

2.7.2 FIFEplan Policy 1 adds that proposals must address their individual and cumulative impacts, complying with relevant criteria and supporting policies, including improving existing infrastructure capacity and complying with Policy 3. FIFEplan Policy 3 adds that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure; where necessary and appropriate as a direct consequence of the development or as a consequence of the cumulative impact of development in the area, proposals must incorporate measures to ensure that they will be served adequate infrastructure and services; such infrastructure and services may include, amongst other things, green infrastructure complying with Making Fife's Places Supplementary Guidance and low and zero-carbon generating technologies in accordance with Policy 11. Policy 1: Development Principles states that proposals must be supported by information requirements to demonstrate that they will comply with relevant criteria and supporting policies, including providing for energy conservation and generation in layout and design; contributing to national climate change targets; and complying with Policy 11. FIFEplan Policy 11 adds that planning permission will only be granted for new development where it has been demonstrated that the incorporation of low and zero carbon generating technologies will contribute to meeting the Building Standards Target Emissions rate, construction materials come from local or sustainable sources, water conservation measures are in place, acceptable SuDS measures are in place, and facilities are provided for the separate collection of dry recyclable waste and food waste. Fife Council's Low Carbon Fife Supplementary Guidance is also relevant here.

2.7.3 The submitted design summary document is considered satisfactory in terms of the above, proposing the incorporation of low and/or zero carbon technology. As such, the proposals are considered to accord with the above provisions of policy and guidance in relation to sustainable building.

2.8 Archaeology

2.8.1 FIFEplan Policy 1 states that proposals will only be supported if they conform to relevant development plan policies. Proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including safeguarding the characteristics of the historic environment, including archaeology, and complying with Policy 14. Policy 14 states that for all archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on its historic interest; all archaeological sites and deposits, whether statutorily protected or not, are considered to be of significance; accordingly, development proposals which impact on archaeological sites will only be supported where: remains are preserved in-situ and in an appropriate setting; or there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed; in all of this, development proposals must be accompanied with the appropriate investigations; if unforeseen archaeological remains are discovered during development, the developer is required to notify Fife Council and to undertake the appropriate investigations. Historic Environment Scotland's Historic Environment Policy for Scotland (2019), Planning Advice Note (PAN) 2/2011: Planning and Archaeology, and Historic Environment Scotland's Managing Change in the Historic Environment series are also relevant here.

2.8.2 The site lies within the area identified by Historic Environment Scotland as the Battle of Inverkeithing II (1651) on the national Inventory of Historic Battlefields. The applicant has submitted a Written Scheme of Investigations which Planning Services' archaeology team advises is satisfactory.

2.8.3 Taking the views of the archaeological team into particular account, it is considered that the proposals accord with the above provisions of policy and guidance in relation to archaeology.

3.0 Consultation Summary

Urban Design, Planning Services	No objection but suggestions provided.
Structural Services - Flooding, Shoreline and Harbours	No response but not essential in this case.
Natural Heritage, Planning Services	No objection.
Trees, Planning Services	No objection subject to eight more trees.
Archaeology Team, Planning Services	No objection.
Historic Environment Scotland	No objection but not to be taken as showing support.
Transportation Development Management, Planning Services	No objection subject to standard type conditions.

4.0 Representation Summary

4.1 Seven representations have been received, six being objections, one a general comment.

4.2 Material Planning Considerations

4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. Construction traffic and volume of workers that will be on site would lead to potential for obstructing access to existing third-party property.	2.4
b. Adverse impact on woodland and wildlife, including from occupation/use of the particular scheme proposed.	2.5
c. Proposals would exacerbate existing adverse impact on neighbouring properties of surface water run-off from the site.	2.6

4.2.2 Other Concerns Expressed

Issue	Comment
a. Suitability of off-site roads infrastructure in terms of road safety.	This is not a material consideration, having been addressed in dealing with the planning permission in principle and beyond the scope of the current application
b. Certain trees should be felled prior to works to avoid damage to neighbouring properties, etc.	This is not a material planning consideration,
c. Objections to previous planning permissions in principle reiterated.	Objections relating to matters addressed in dealing with the previous planning permission in principle are not material in the consideration of this application.
d. Proposals should accord with adopted FIFEplan Fife Local Development Plan (2017) Policy 4 Planning Obligations.	This is not a material planning consideration, having been addressed in dealing with the planning permission in principle and beyond the scope of the current application.
e. Not clear if there would be fencing around the development.	No fencing is proposed around the edge of the development.
f. Particular scheme proposed would lead to littering.	This is not a material planning consideration in this context.

5.0 Conclusions

Notwithstanding the views of objectors, and subject to conditions, the development accords with the provisions of policy and guidance relating to design and layout / visual impact, residential amenity, transportation / road safety, flooding and water management, and sustainable building. The development accords with the Development Plan overall, with no material considerations of sufficient weight to justify departing therefrom.

6.0 Recommendation

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

CONDITIONS:

1. BEFORE THE FIRST OCCUPATION OF THE FIRST HOUSE, all works done on or adjacent to existing public roads shall have been completed in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G and the SCOTS National Roads Development Guide. This shall include the formation of the new junction bellmouth.

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

2. BEFORE THE FIRST OCCUPATION OF THE SIXTH HOUSE, all the roads and associated works serving the development shall have been provided in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G, the SCOTS National Roads Development Guide, and as per the layout shown on Drawing No 191_CH101_SP01 Rev I.

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

3. BEFORE THE FIRST OCCUPATION OF THE FIRST HOUSE, a footway two metres wide shall have been provided along the full Masterton Road frontage of the site in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G. The footway upstand kerb shall be aligned with the position of the existing stone boundary walls and shall not encroach into the extents of the existing public road at any point.

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

4. BEFORE THE FIRST OCCUPATION OF THE FIRST DWELLINGHOUSE, visibility splays 3m x 43m shall have been provided and maintained clear of all obstructions exceeding 900mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, otherwise in accordance with the current Fife Council Making Fife's Places

Supplementary Guidance Appendix G. These visibility splays shall be retained for the lifetime of the development.

Reason: In the interests of road safety; to ensure the provision of adequate visibility at road junctions etc.

5. All roadside boundary markers (including hedging), and other than provided for by these conditions, shall be maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.

Reason: In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.

6. BEFORE THE FIRST OCCUPATION OF EACH RESPECTIVE HOUSE, there shall have been provided within the curtilage three parking spaces per four/five-bedroom house and two parking spaces per two-bedroom house 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 191_CH101_SP01 Rev I. These parking spaces shall thereafter be retained for the lifetime of the development.

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

7. BEFORE THE FIRST OCCUPATION OF EACH RESPECTIVE HOUSE, all access driveways shall have been 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).

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

8. BEFORE THE FIRST OCCUPATION OF THE SIXTH HOUSE, any retaining walls shall have been sited outwith the 45 degree zone of influence from the prospectively adoptable public road.

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

9. Measures shall be employed throughout the construction period of the development hereby approved to prevent mud, debris and other deleterious material being carried onto and accumulating on the public roads adjacent to the site.

Reason: In the interests of road safety; to eliminate the deposit of deleterious material on public roads.

10. WORKS IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE in advance of detailed plans showing the provision of off-street parking for contractor vehicles having been submitted to and approved in writing by the planning authority, which off-street parking shall be maintained at all times throughout the construction period of the development hereby approved.

Reason: In the interests of road safety; to avoid parked vehicles obstructing traffic on the public road.

11. WORKS IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE in advance of a Construction Traffic Management Plan having been submitted to and approved in writing by the planning authority, which plan shall thereafter be implemented throughout the construction period of the development hereby approved.

Reason: In the interests of road safety; to ensure the safe operation of construction vehicles on Masterton Road.

12. Notwithstanding the details shown in the approved drawings, the stone entrance walls shown in these drawings to the Masterton Road frontage shall be 900mm in height, otherwise matching the existing walls to the Masterton Road frontage which they will replace.

Reason: In the interests of the visual amenity of the area.

13. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build-out of the development hereby approved and shall be fully operational in respect of each house before it is first occupied, unless otherwise agreed in writing. This SUDS and drainage infrastructure shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.

14. BEFORE ALL THE HOUSES HEREBY APPROVED HAVE BEEN OCCUPIED, confirmation that the approved SUDS has been constructed in line with current best practice shall have been submitted to the planning authority. The required confirmation shall comprise the submission of completed and signed certification in terms of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.

Reason: To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.

15. BEFORE ANY WORK STARTS ON SITE, and notwithstanding the details hereby approved, details of the specification and colour of all external finishing materials to be used on all dwellings shall have been submitted to and approved in writing by the planning authority.

Reason: In the interests of visual amenity.

7.0 Background Papers

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

[National Planning Framework 4 \(2023\)](#)

[FIFEplan Local Development Plan \(2017\)](#)

[Planning Guidance](#)

Report prepared by Brian Forsyth, Planner (Chartered Town Planner)

Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead