



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 19/04/2021 - 16/05/2021

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

1 **Application No:** 21/00643/FULL **Date Decision Issued:** 28/04/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of boundary fence and gate

Location: Dalwhinnie 271 Methil Brae Methil Leven Fife KY8 2EU

Applicant: Mr Tomas Opilka Dalwhinnie 271 Methil Brae Methil Leven Fife KY8 2EU

Agent:

Application Permitted - no conditions

2 **Application No:** 21/00849/FULL **Date Decision Issued:** 30/04/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Two storey extension to side of dwellinghouse

Location: 539 Methilhaven Road Buckhaven Fife KY8 1EG

Applicant: Mr Scott Coull 539 Methilhaven Road Buckhaven Fife KY8 1EG

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

Application Permitted - no conditions

3 **Application No:** 20/02308/FULL **Date Decision Issued:** 23/04/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single storey extension to rear of dwellinghouse with associated pump room and raised platform

Location: 43 Craigfoot Walk Kirkcaldy Fife KY1 1GA

Applicant: Mr. & Mrs. P. Duxbury 43 Craigfoot Walk Kirkcaldy United Kingdom KY1 1GA

Agent: Staran Architects 49 Cumberland Street Edinburgh United Kingdom EH3 6RA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

4 **Application No:** 20/02498/FULL **Date Decision Issued:** 30/04/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 91 Strathallan Drive Kirkcaldy Fife KY2 5YP

Applicant: Mr & Mrs Stuart & Julie Lochrie 91 Strathallan Drive Kirkcaldy Fife KY2 5YP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no new window openings at first floor level of the hereby approved extension shall be formed without the prior written consent of Fife Council as Planning Authority,.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed within neighbouring amenity spaces.

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Planning permission in principle for erection of dwellinghouse and associated access
Location: Muirhead Steading Muirhead Farm Muirhead Lochgelly Fife KY5 0AU
Applicant: Mr William McDonald Muirhead Steading Torbain Road Lochgelly UK KY5 0AU
Agent: John MacCallum 31 Kilburn Wood Drive Roslin UK EH25 9AA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
2. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
3. Prior to the occupation of the new dwelling, access to the site shall be located at "proposed new vehicular access" as indicated on the relevant Block Plan (Drawing No 01 Rev A) and the access arrangements shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of doubt, the existing vehicular access serving Muirhead Steading and the adjacent holiday accommodation shall be permanently stopped up, once the new access is being used to serve these properties and prior to the new dwelling coming into use.
4. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the new dwelling, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
6. Prior to the occupation of the new dwelling or the vehicular access coming into use (whichever is first), a 3m x 105m oncoming visibility splay and a 3m x 210m splay in the other direction (west) shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The existing stone boundary wall fronting the overall site (as shown within the red

and blue application boundaries) shall be relocated outwith the oncoming splay and the visibility splays shall be retained for the lifetime of the development.

7. Prior to the occupation of the new dwelling, off-street parking shall be provided in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
8. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

9. No development shall commence until;
 - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

10. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
3. In the interest of road safety; to ensure the provision of an adequate access location to the site.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. To ensure all contamination within the site is dealt with.
9. To ensure all contamination within the site is dealt with.
10. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

6 **Application No:** 21/00936/FULL **Date Decision Issued:** 13/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: Ashton 2 Alexander Iii Street Kinghorn Fife KY3 9SD

Applicant: Mr John Brennan Ashton 2 Alexander Iii Street Kinghorn Fife KY3 9SD

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn Scotland KY3 9TZ

Application Permitted - no conditions

7 **Application No:** 21/00986/FULL **Date Decision Issued:** 13/05/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 Broomhill Avenue Burntisland Fife KY3 0BW

Applicant: Ms Marjorie McAuliffe 19 Broomhill Avenue Burntisland Fife KY3 0BW

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn Fife KY3 9TZ

Application Permitted - no conditions

8 **Application No:** 20/03303/FULL **Date Decision Issued:** 23/04/2021

Ward: Cowdenbeath

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

Location: 13 Netherton Gardens Kelty Fife KY4 0DP

Applicant: Mr Michael Sansum 157 Station Road Kelty KY4 0BW

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

9 **Application No:** 21/00431/FULL **Date Decision Issued:** 23/04/2021

Ward: Cowdenbeath

Proposal: Replacement single storey extension to rear, extension to chimney to side, widening of vehicular access to front and erection of replacement retaining wall and railing to front/side of dwellinghouse

Location: Emson Cowdenbeath Road Hill Of Beath Cowdenbeath Fife KY4 8DQ

Applicant: Mr Alex Jarrett Emson Cowdenbeath Road Crossgates KY4 8DQ

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the new extension coming into use, the off-street parking and turning area shown on Drawing No 147/EM/04B shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Guidelines. The parking spaces and turning area shall be retained for the lifetime of the development.

Reason(s):

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

10 **Application No:** 21/00570/FULL **Date Decision Issued:** 26/04/2021

Ward: Cowdenbeath

Proposal: Single storey extension, raised decking, stairs and handrail to side/rear of dwellinghouse.

Location: 6 Briarlea Kelty Fife KY4 0BQ

Applicant: Mr Sean Gilfillan 6 Briarlea Kelty KY4 0BQ

Agent: Stephen Lynas IDraw Plans Limited 37 Peasehill Brae Rosyth KY11 2AP

Application Permitted - no conditions

11 **Application No:** 21/00308/FULL **Date Decision Issued:** 10/05/2021

Ward: Cowdenbeath

Proposal: Change of use from industrial unit (Class 5) to auction room (sui generis) with ancillary cafe (Class 3)

Location: Block 1 Unit 3 Woodend Business Centre Woodend Place Cowdenbeath Fife KY4 8HG

Applicant: Mr Allan Jackson 4 Copeland Crescent Cowdenbeath Scotland KY4 8LD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The action room and ancillary (cafe) use hereby approved shall operate in accordance with the "Supporting Statement" hereby approved.

Reason(s):

1. To ensure development in accordance with that proposed.

12 **Application No:** 21/01060/CLP

Date Decision Issued: 20/04/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for formation of hardstanding and alterations to boundary wall

Location: Carsaig Blebocraigs Cupar Fife KY15 5UQ

Applicant: Prof. David Borchers Carsaig Blebo Craigs Cupar Fife KY15 5UQ

Agent:

Application Permitted - no conditions

Ward: Cupar
Proposal: Listed building consent for installation of windows and doors and internal alterations to dwellinghouse
Location: Mansion House Barham Rankeilour Bow Of Fife Cupar Fife KY15 5RG
Applicant: Mr & Mrs Hamish Spencer-Nairn Barham Rankeilour Bow of Fife Cupar Great Britain KY15 5RG
Agent: Lindsay Buchan 63 Queen Charlotte Street Edinburgh Midlothian EH6 7EY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, should new internal door sets be installed they shall be traditionally constructed in timber and shall include panelled doors which match the existing internal panelled doors.
2. FOR THE AVOIDANCE OF DOUBT, all stone details used on the building shall be constructed using reclaimed natural stone taken from the window downtakings unless otherwise agreed in writing with this Planning Authority. The reclaimed stone shall be laid to match the coursing, jointing and tooling direction of the existing stonework.
3. A traditional mortar mix shall be used on all stone work consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
4. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of the new windows.
5. FOR THE AVOIDANCE OF DOUBT, the new windows shall open in the same way as the existing windows unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS START ON SITE.

Reason(s):

1. To protect the internal character and appearance of this Category B listed Building.
2. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this Category B Listed Building.
4. In the interests of visual amenity; to ensure that the proposed details do not detract from the character and appearance of this Category B Listed Building.
5. In the interests of visual amenity; to ensure that the proposed details do not detract from the character and appearance of this Category B Listed Building.

14 **Application No:** 21/00676/CLE

Date Decision Issued: 23/04/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Existing) for change of use from dwellinghouse (Class 9) to self contained holiday accommodation (in retrospect)

Location: East Cottage Nether Magask Bishops Wood Strathkinness St Andrews Fife KY16 9SN

Applicant: Miss Gemma Couser St Helens Peat Inn Cupar UK KY15 5LH

Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted - no conditions

15 **Application No:** 21/00598/FULL

Date Decision Issued: 29/04/2021

Ward: Cupar

Proposal: Internal alterations and installation of new window to rear of dwellinghouse

Location: Castlebank House Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Mr Jay Newman Castlebank House Anstruther Road Ceres Cupar Scotland KY155NH

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the first floor bathroom window hereby approved and located on the south-west principle elevation shall not be obscurely glazed at any time without the express consent of this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, any flue installed within the existing chimney shall be fully hidden from view within the existing chimney.

Reason(s):

1. In the interests of visual amenity; to maintain the existing character and appearance of this Category B Listed Building and Ceres Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the flue details shall not detract from the character and appearance of this Category B Listed Building and the Ceres Conservation Area within which the site is located.

16 **Application No:** 21/00599/LBC

Date Decision Issued: 29/04/2021

Ward: Cupar

Proposal: Listed Building Consent for internal alterations to dwellinghouse and formation of new window opening

Location: Castlebank House Anstruther Road Ceres Cupar Fife KY15 5NH

Applicant: Mr Jay Newman Castlebank House Anstruther Road Ceres Cupar Scotland KY155NH

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the first floor bathroom window hereby approved and located on the south-west principle elevation shall not be obscurely glazed at any time without the express consent of this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, any flue installed within the existing chimney shall be fully hidden from view within the existing chimney.

Reason(s):

1. In the interests of visual amenity; to maintain the existing character and appearance of this Category B Listed Building and Ceres Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the flue details shall not detract from the character and appearance of this Category B Listed Building and the Ceres Conservation Area within which the site is located.

17 **Application No:** 21/01067/CLP

Date Decision Issued: 06/05/2021

Ward: Cupar

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

Location: 15 Tarvit Avenue Cupar Fife KY15 5BW

Applicant: Mr and Mrs Matt and Charlotte Daly 15 Tarvit Avenue Cupar Scotland KY15 5BW

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

Application Permitted - no conditions

18 **Application No:** 21/00660/LBC

Date Decision Issued: 07/05/2021

Ward: Cupar

Proposal: Listed Building consent for installation of 1 No. non illuminated fascia, 1 No. non-illuminated projecting sign and 2 No. window vinyls

Location: 2-6 St Catherine Street Cupar Fife KY15 4BT

Applicant: James Buckland D90 Nottingham Nottinghamshire NG90 1HQ

Agent: Katie Williamson 19 Oxleasow Road East Moons Moat Estate Redditch
Worcestershire B98 0RE

Application Permitted - no conditions

19 **Application No:** 21/00678/LBC

Date Decision Issued: 07/05/2021

Ward: Cupar

Proposal: Listed Building Consent for erection of extension to existing Community Centre (Class 10)

Location: Castlehill Centre Castlehill Cupar Fife KY15 4HA

Applicant: Mr Raymond Young Castlehill Community Centre Old Castlehill School Cupar Scotland KY15 4HA

Agent: Daniel Johnston Station Yard Station Road Springfield Scotland KY15 5RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new and/or replacement rainwater goods shall be in cast iron.
2. Prior to the commencement of works on site, a sample of the proposed roof slate shall be submitted to the planning authority for their approval before use on the building.

Reason(s):

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

Ward: Cupar

Proposal: Application for approval of matter required by conditions of planning permission in principle 20/00602/PPP for the erection of dwellinghouse

Location: 13 Hill Street Cupar Fife KY15 4AA

Applicant: Mr David Cole St. Marys Farmhouse St. Marys Farm, Cupar United Kingdom KY15 4NF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwellinghouse, there shall be 2no. off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
2. Prior to occupation of the dwellinghouse, a visibility splay of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in for the lifetime of the development, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level. For the avoidance of doubt, the required section of the boundary wall to the north of the development site shall be taken down to a height of no more than 0.6m to accommodate the visibility splay to the left, whilst the proposed dwelling shall also be positioned a minimum of 1.0m behind the rear of the public footway to accommodate the visibility splay to the right.

FOR THE AVOIDANCE OF DOUBT, the visibility splay provided to the left at the junction of the vehicular crossing and the public road shall be measured to the road centre line of the public road.

3. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

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

21 **Application No:** 21/00658/ADV

Date Decision Issued: 13/05/2021

Ward: Cupar

Proposal: Display of 4 No. non-illuminated signs. 1 No. Fascia, 1 No. projecting and 2 No. window vinyls

Location: 2-6 St Catherine Street Cupar Fife KY15 4BT

Applicant: Mr James Buckland D90 Nottingham Nottinghamshire NG90 1HQ

Agent: Katie Williamson 19 Oxleasow Road East Moons Moat Estate Redditch Worcestershire B98 0RE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT; the projecting sign is to be erected so that no sign is positioned nearer than 450 mm from the carriageway edge and that a clearance height of not less than 2.25 metres is maintained above footway level.

Reason(s):

1. In the interests of road safety; to ensure that adequate position and location of signs alongside and above footways to ensure safe pedestrian and vehicular movement.

22 **Application No:** 21/00270/FULL

Date Decision Issued: 20/04/2021

Ward: Dunfermline Central

Proposal: Erection of boundary fence

Location: 5 Brodie Walk Dunfermline Fife KY11 8EP

Applicant: Mr Stuart Mcdonald 5 Brodie Walk Dunfermline Scotland KY11 8EP

Agent:

Application Permitted - no conditions

23 **Application No:** 21/00298/FULL **Date Decision Issued:** 20/04/2021

Ward: Dunfermline Central

Proposal: Change of use from retail unit (Class 1) to beauty salon (Class 2) (in retrospect)

Location: Unit 1 42 Mercer Place Dunfermline Fife KY11 4UG

Applicant: Miss Laura Hutchison 42 Mercer Place Touch Dunfermline UK KY11 4UG

Agent: Ian Dunn 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

24 **Application No:** 21/00245/FULL **Date Decision Issued:** 23/04/2021

Ward: Dunfermline Central

Proposal: Installation of Air Source Heat Pump

Location: Dunfermline Golf Club Pitfirrane Cairneyhill Road Crossford Dunfermline Fife KY12 8QW

Applicant: Mr Tom Arnott Dunfermline Golf Club Pitfirrane Crossford Fife KY2 8QW

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

Application Permitted - no conditions

25 **Application No:** 21/00248/LBC

Date Decision Issued: 23/04/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for the installation of an Air Source Heat Pump

Location: Dunfermline Golf Club Pitfirrane Cairneyhill Road Crossford Dunfermline Fife KY12 8QW

Applicant: Mr Tom Arnott Dunfermline Golf Club Cairneyhill Road Pitfirrane Dunfermline Fife KY12 8QE

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

Application Permitted - no conditions

26 **Application No:** 21/00277/FULL **Date Decision Issued:** 27/04/2021

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 16 Park Place Dunfermline Fife KY12 7QL

Applicant: Mrs Kathryn Smith 16 Park Place Dunfermline Scotland KY12 7QL

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

Application Permitted - no conditions

27 **Application No:** 21/00319/FULL **Date Decision Issued:** 27/04/2021

Ward: Dunfermline Central

Proposal: Installation of replacement roofing to rear of property and installation of rooflight

Location: 2 Park Place Dunfermline Fife KY12 7QJ

Applicant: Mr Alasdair Morgan 2 Park Place Dunfermline Fife KY12 7QJ

Agent:

Application Permitted - no conditions

28 **Application No:** 21/00594/FULL **Date Decision Issued:** 28/04/2021

Ward: Dunfermline Central

Proposal: First floor extension to rear of dwellinghouse

Location: 6 Charles Street Dunfermline Fife KY11 4ST

Applicant: Mr Gary McKay 6 Charles Street Dunfermline Fife KY11 4ST

Agent:

Application Permitted - no conditions

29 **Application No:** 21/00396/ADV

Date Decision Issued: 29/04/2021

Ward: Dunfermline Central

Proposal: Display of 1no. Fascia Sign, 1no. Projecting Sign and 2no. internal sale posters

Location: Land To West Of Macdonald Square Main Street Halbeath Fife

Applicant: Mrs Sara Humphries B3 Mucklestone Business Centre Eccleshall Road
Mucklestone Market Drayton United Kingdom TF9 4FB

Agent:

Application Permitted - no conditions

30 **Application No:** 20/01852/ADV

Date Decision Issued: 13/05/2021

Ward: Dunfermline Central

Proposal: Advertisement consent for display of five internally illuminated fascia signs, one illuminated logo sign, one illuminated totem and associated information signs

Location: Chiquitos Restaurant Whimbrel Place Dunfermline Fife KY11 8EX

Applicant: Mr John Baroudi Tim Hortons UK And Ireland Ltd Fortune House Crabtree Office Village Eversley Way Egham United Kingdom TW20 8RY

Agent: Adam McConaghy 11 Alva Street Edinburgh United Kingdom EH2 4PH

Application Permitted - no conditions

Ward: Dunfermline Central**Proposal:** Change of use of part of restaurant (Class 3) to hot food takeaway (Sui Generis) including formation of drive-thru and external alterations including re-painting, installation of replacement windows/doors and cladding, and erection of coldroom building and fencing with associated infrastructure**Location:** Chiquitos Restaurant Whimbrel Place Dunfermline Fife KY11 8EX**Applicant:** Mr John Baroudi Fortune House Crabtree Office Village Eversley Way Egham United Kingdom TW20 8RY**Agent:** Adam McConaghy 11 Alva Street Edinburgh United Kingdom EH2 4PH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE THE HOT FOOD TAKEAWAY AND DRIVE THRU-LANE, HEREBY APPROVED, ARE BROUGHT INTO USE; the road safety measures including the provision of a raised table, pedestrian crossings, widened footpaths, 750 mm high shrubs and the alterations to the kerbline shall be provided and carried out in full as shown on the, hereby approved, proposed site plan (Plan Reference 03A) . These measures shall, thereafter, be retained for the lifetime of the development.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; there shall be provided within the curtilage of the site ,fourty eight parking spaces for vehicles in accordance with the current Transportation Development Guidelines and as shown on the, hereby approved, proposed site plan (Plan Reference 03A). The parking spaces shall be retained for the lifetime of the development.
3. BEFORE ANY WORKS COMMENCE ON SITE ; SUDs details including detailed storage calculations, a pre and post-development overland flow path diagram and updated SuDs design certification as per appendix 1 of Fife Council's current SUDS guidance and as requested in Fife Council's Flooding, Shoreline and Harbours consultation response dated 1st December 2020 shall be submitted to and approved in writing by Fife Council as Planning Authority. Any approved details shall, thereafter, be carried out in full BEFORE THE DEVELOPMENT IS BROUGHT INTO USE and shall be retained for the lifetime of the development.
4. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; bins for customer use shall be provided on and around the application site and full details of the proposed bin/refuse collection methods for customer use including details of the location of bins shall be submitted to and approved in writing by Fife Council as Planning Authority Thereafter and unless otherwise agreed in writing with Fife Council as Planning Authority, the agreed refuse collection details shall be implemented in full on site and shall remain in situ for customer use for the lifetime of the development.

Reason(s):

1. In the interests of pedestrian and road safety.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of ensuring the provision of adequate SUDS measures.
4. In the interests of protecting the local character and amenity of the area and reducing waste.

32 **Application No:** 21/00443/FULL **Date Decision Issued:** 20/04/2021

Ward: Dunfermline North

Proposal: First floor extension to existing domestic garage

Location: 17 Tremayne Place Dunfermline Fife KY12 9YH

Applicant: Mr Ian Garvie 17 Tremayne Place Dunfermline Scotland KY12 9YH

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

33 **Application No:** 21/00457/FULL **Date Decision Issued:** 20/04/2021

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Craigston Drive Dunfermline Fife KY12 0XE

Applicant: Mr D Inglis 14 14 Craigstone Drive Dunfermline Scotland KY12 0XE

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

Application Permitted - no conditions

34 **Application No:** 21/00497/FULL **Date Decision Issued:** 20/04/2021

Ward: Dunfermline North

Proposal: Conservatory extension to rear of dwellinghouse

Location: 30 Balvaird Place Dunfermline Fife KY12 0XR

Applicant: Mr And Mrs Robin And Patricia Greer 30 Balvaird Place Dunfermline Fife
KY12 0XR

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

Application Permitted - no conditions

35 **Application No:** 21/00782/FULL **Date Decision Issued:** 23/04/2021

Ward: Dunfermline North

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

Location: 9 Queen Margaret Gardens Dunfermline Fife KY12 0RD

Applicant: Mr G Ferguson 9 Queen Margaret Gardens Dunfermline Fife KY12 0RD

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

Application Permitted - no conditions

Ward: Dunfermline North**Proposal:** Erection of dwellinghouse and formation of vehicular access**Location:** 28 Carnock Road Dunfermline Fife KY12 9NT**Applicant:** Mr Colin Flaherty 28 Carnock Road Dunfermline Scotland KY12 9NT**Agent:** Grant Young 35 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; the windows, hereby approved, on the west facing side elevation which serve a utility room, bathroom and en-suite room, as shown on the approved floor plan drawings (Plan References: 03) shall be fitted with obscure glazing and retained as such for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed using the area shown as 'parking bay 3' on the approved site layout drawing (Plan Reference 02) and shall be retained through the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; visibility splays 2m x 60m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junctions of both vehicular access driveways and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE; there shall be provided within the curtilage of each plot 3 parking spaces for the dwellinghouse, hereby approved, and the existing dwellinghouse (28 Carnock Road) respectively in accordance with the current Fife Council Transportation Development Guidelines. The layout shall be as per the approved site layout drawing (Plan Reference 02) and the parking spaces shall be retained for the lifetime of the development.
7. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

8. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 7. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed

revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

Reason(s):

1. In the interests of safeguarding residential amenity; to minimise the impact on the privacy levels of 28 Carnock Road and the approved dwellinghouse.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
8. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
9. To ensure all contamination within the site is dealt with.

37 **Application No:** 21/00729/TPN

Date Decision Issued: 10/05/2021

Ward: Dunfermline North

Proposal: Prior notification for installation of 18-metre-high Phase 8 Monopole C/W wraparound at base and associated ancillary works

Location: Telecommunications Mast Headwell Avenue Dunfermline Fife

Applicant: Hutchison UK Ltd Star House 20 Grenfell Road Maidenhead SL6 1EH

Agent: WHP Telecoms Limited Helena House Troy Mills Troy Road Leeds LS18 5GN

Application Permitted - no conditions

38 **Application No:** 21/00247/FULL

Date Decision Issued: 27/04/2021

Ward: Dunfermline South

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

Location: 14 Norway Gardens Dunfermline Fife KY11 8JW

Applicant: Mr S Jeffries 14 Norway Gardens Dunfermline United Kingdom KY11 8JW

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

Application Permitted - no conditions

39 **Application No:** 21/00908/CLP

Date Decision Issued: 27/04/2021

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for single storey extension to rear of dwellinghouse and formation of new window

Location: 2 Kings Drive Dunfermline Fife KY11 8HY

Applicant: Mr and Mrs Blanchflower 2 Kings Drive Dunfermline Fife KY11 8HY

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

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Subdivision of existing dwelling to form two dwellinghouses including external alterations and extension, provision of garden ground and parking area

Location: Links Cottage Links Road Earlsferry Leven Fife KY9 1AW

Applicant: Mr Ian Begg Links Cottage c/o Links Cottage Links Road Earlsferry UK KY9 1AW

Agent: Hector Black 6 Manor Place Edinburgh Midlothian EH3 7DD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. To minimise noise disturbance at nearby premises those activities relating to the erection, construction, alteration, repair or maintenance of these buildings, structures or roads in relation to the development hereby approved shall not take place outside the hours of,

08.00 and 18.00 hours Mondays to Fridays

08:00 and 13:00 hours Saturdays

With no working on Sundays or Public Holidays unless otherwise agreed in writing with this Planning Authority.

2. BEFORE ANY WORKS COMMENCE ON SITE a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from the construction phase of the proposed development shall be submitted to the Planning Authority for prior approval in writing.

The Scheme of Works shall satisfy the requirements of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities".

Upon approval, all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority.

3. BEFORE ANY WORKS COMMENCE ON SITE, the following full manufacturers material specifications/details including colour shall be submitted for PRIOR approval in writing by the Planning Authority:

- Autumn Red coloured metal Cladding - to have a matt finish, RAL colour to be submitted
- New Windows and doors - to be a pale grey colour or off white (not a dark grey) with RAL colours to be submitted. All windows to be detailed in timber.
- New Clay Pantiles to roof and ridge
- Natural Stone details to site boundary walls and dwellings
- Granite Setts to parking bays
- Wet -dash render to walls
- Sandstone paving to gardens
- Timber gates - RAL colour to be submitted
- Fixing details for glass balustrades

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

4. FOR THE AVOIDANCE OF DOUBT, the existing 6 over 6 timber sash and case window on the west facing gable wall of proposed Links Cottage 2 as shown on approved drawing number 05 REV. A (Agents drawing number 1040 PL-05 REV. C) shall be retained.
5. Prior to the occupation of each of the proposed dwellinghouses, off street parking spaces shall be provided as shown on approved drawing number 02 REV. C (Agents drawing number 1040 01 REV. D) in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the off street parking spaces which will take access directly onto the public road at Links Road shall have minimum

dimensions of 6m x 2.5m. The 4 No. off street parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

6. Prior to the first occupation of the proposed dwellinghouse entitled 'Links Cottage 1', visibility splays of 2m x 25m shall be provided to the South West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
7. Prior to the occupation of any of the proposed dwellinghouses, the first two metre lengths to both off street parking areas shall be constructed in a paved material in accordance with Condition 3 above.
8. Prior to the first use of the new off street parking to be provided for 'Links Cottage 1', the existing vehicular access to the North of the development site shall be closed off by permanent means to all vehicular traffic and the front garden ground made good as shown and detailed on approved drawing number 02 REV. C (Agents drawing number 1040 01 REV. D).
9. Prior to the occupation of each of the proposed dwellinghouses the walled enclosures for the recycling bins shall be installed in accordance with the details/specifications approved unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In order to protect the amenity of adjoining and nearby residents.
2. In the interests of safeguarding the amenity of adjoining and nearby residents.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Elie and Earlsferry Conservation Area, within which the site is located.
4. In the interests of visual amenity; to ensure that existing traditional details within the Elie and Earlsferry Conservation Area are retained to maintain the character and appearance of the Conservation Area.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interest of road safety; to ensure that no deleterious material is dragged on to the adjacent public road or car park area.
8. In the interest of road safety; to ensure that only one access is used for the provision of off street parking for this cottage.
9. In the interests of safeguarding the visual amenity of the Elie and Earlsferry Conservation Area within which the site is located.

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse, garage and outbuilding with associated parking

Location: Land To West Of Inn At Kingsbarns Main Street Kingsbarns Fife

Applicant: Mr Kenneth Barker 13 13/1 Great Stuart Street Edinburgh United Kingdom EH3 7TP

Agent: Kyle Scott 57-59 Bread Street Edinburgh Scotland EH3 9AH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF WORKS, samples of the external construction materials finishes of the dwellinghouse and outbuildings (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the buildings shall be constructed and finished in full accordance with the agreed samples prior to occupation.
2. For the avoidance of doubt, the existing stone walls/boundary enclosures shall be fully retained and no works affecting their height, width or stability shall be undertaken without agreement in writing with this Planning Authority.
3. Prior to the occupation of the dwellinghouse, the first two metre length of the driveway (within the existing car park) to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to occupation of the dwellinghouse, there shall be 3 No. off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development for the purposes of off-street parking
6. Prior to the occupation of the dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
7. BEFORE ANY WORKS START ON SITE, a tree protection plan, detailing the location of tree protective fencing to safeguard the trees within the site (that are to be retained) during construction operations, shall be submitted to the Planning Authority for written approval. No work on site shall commence until the Planning Authority has confirmed in writing that the measures are acceptable.
8. Prior to any construction vehicles or materials being brought onto site, the identified tree protection measures confirmed under Condition 2, shall be implemented in full. Thereafter, and also BEFORE ANY WORKS START ON SITE, the appointed Arboricultural Consultant will notify the Planning Authority that the tree protection measures are in place and that they comply with the tree protection plan. Once in place, no entry is allowed into the protected zones without the permission and supervision of the project arborist and the Planning Authority. The tree protection measures shall be retained on site until the completion of all construction and engineering works on site.

FOR THE AVOIDANCE OF DOUBT, the protective measures shall be provided in full throughout the construction period and no building materials, soil or machinery shall be stored in or adjacent to the protected areas.

9. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, plants and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

FOR THE AVOIDANCE OF DOUBT, all planting shall be native species.

10. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and retained trees shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
11. All tree and vegetation removal associated with this development shall be undertaken out with the bird breeding season of 1 March to 31 August of any calendar year unless the site is first surveyed by a suitably qualified person and the findings, and any associated mitigation, have been submitted to, and approved in writing by, Fife Council as Planning Authority.
12. FOR THE AVOIDANCE OF DOUBT, no trees, other than those identified for removal in the Hinshelwood Arboricultural Consultants' Tree Survey (dated January 2021) (Planning Authority ref. 14 - TREE SURVEY) shall be removed from the site for the lifetime of the development without the prior written approval of the Planning Authority.

Reason(s):

1. To define the terms of this permission and ensure that the dwellinghouse is in-keeping with the architectural quality of the surrounding area.
2. In the interests of visual amenity; to ensure that all important features are retained and incorporated into the development.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure the provision of an adequate off street parking facilities.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interests of tree protection; to ensure that no damage is caused to the retained trees during development operations.
8. In the interests of tree protection; to ensure that no damage is caused to the retained trees during development operations.
9. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
10. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and trees in the long term.
11. In the interests of safeguarding nesting birds.
12. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

42 **Application No:** 21/00165/LBC

Date Decision Issued: 19/04/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for internal and external alterations including installation of dormer extension to rear of dwellinghouse, installation of window, rooflight, repairment of roof and repainting of dwellinghouse

Location: 2 Castle Street Anstruther Fife KY10 3DD

Applicant: Mr Harry Boyd-Carpenter 2 Castle Street Anstruther United Kingdom KY10 3DD

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY168XF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, any existing plaster cornices, skirtings, doors, fireplaces or features of significant contribution to the buildings special interest shall be retained and where necessary continued around the new partitions.

Reason(s):

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

43 **Application No:** 21/00316/FULL **Date Decision Issued:** 19/04/2021

Ward: East Neuk And Landward

Proposal: Erection of domestic garden room

Location: 26 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

Applicant: Mr and Mrs P. Wood 26 Marketgate South Marketgate Crail Anstruther Fife
KY10 3TL

Agent: Gary Mees 15 The Firs Dalgety Bay Dunfermline Scotland KY11 9UH

Application Permitted - no conditions

44 **Application No:** 21/00444/FULL **Date Decision Issued:** 19/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to side of dwelling

Location: Wormiston House Anstruther Fife KY10 3XH

Applicant: Mr James McCallum Wormistoun House Crail UK KY10 3XH

Agent: Finlay Geddes 77 A Brunswick Street Edinburgh United Kingdom EH7 5HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All stone details to the boundary walls shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

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

45 **Application No:** 21/00445/LBC

Date Decision Issued: 19/04/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for single storey extension to side of dwellinghouse

Location: Wormiston House Anstruther Fife KY10 3XH

Applicant: Mr James McCallum Wormistoun House Wormistoun House Crail UK KY10 3XH

Agent: Finlay Geddes 77 A Brunswick Street Edinburgh United Kingdom EH7 5HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All stone details to the boundary walls shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

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

46 **Application No:** 20/02361/FULL **Date Decision Issued:** 20/04/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 13 And 14 The Steading Kingsbarns St Andrews Fife KY16 8TH

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all works must be completed as per the approved plans (001 rev. B). No works shall be undertaken to any windows not annotated on these plans.

Reason(s):

1. In order to define the terms of this consent.

47 **Application No:** 20/02554/FULL

Date Decision Issued: 22/04/2021

Ward: East Neuk And Landward

Proposal: Erection of self contained accommodation and formation of parking

Location: Grangehill Earlsferry Leven Fife KY9 1AR

Applicant: Mr Richard Pratt Grangehill Earlsferry Leven Fife KY9 1AR

Agent: nicoll russell 111 King Street Broughty Ferry Dundee Angus DD5 1EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic/holiday accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. Prior to the occupation of the proposed studio, there shall be a minimum of 1 No. off street parking space provided for that studio within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

48 **Application No:** 21/00475/FULL **Date Decision Issued:** 22/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Mr And Mrs Alan Cameron 6 High Street Pittenweem Anstruther Fife KY10 2LA

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

Application Permitted - no conditions

49 **Application No:** 21/00476/LBC **Date Decision Issued:** 22/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: MR & MRS ALAN CAMERON 6 high street PITTENWEEM ANSTRUTHER
United Kingdom KY10 2LA

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

Application Permitted - no conditions

50 **Application No:** 21/00693/FULL **Date Decision Issued:** 22/04/2021

Ward: East Neuk And Landward

Proposal: Erection of extensions to agricultural building (Class 4) (partial demolition of existing building)

Location: Stoneacre Spalefield Pitcorthie Kilrenny Anstruther Fife KY10 3JZ

Applicant: Mr W Duncan Forthview Spalefield Anstruther Scotland KY10 3JZ

Agent: John Robb 78 King Street Crieff Scotland PH7 3HB

Application Permitted - no conditions

51 **Application No:** 21/00042/FULL **Date Decision Issued:** 23/04/2021

Ward: East Neuk And Landward

Proposal: Erection of porch to front of dwellinghouse

Location: 7 Glovers Wynd Earlsferry Leven Fife KY9 1AE

Applicant: Mrs Jane Burr ridge 7 Glovers Wynd Earlsferry UK KY9 1AE

Agent: Andrew Burr ridge 33 Ashley Terrace Edinburgh Midlothian EH11 1RE

Application Permitted - no conditions

52 **Application No:** 21/00365/FULL **Date Decision Issued:** 23/04/2021

Ward: East Neuk And Landward

Proposal: Installation of french doors and 2 no rooflights

Location: 26 Tolbooth Wynd Crail Anstruther Fife KY10 3UA

Applicant: Mr P. Hastie 26 Tolbooth Wynd, CRAIL, U.K. KY10 3UA

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

Application Permitted - no conditions

53 **Application No:** 21/00413/FULL

Date Decision Issued: 23/04/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement doors and windows of dwellinghouse

Location: The Old Coachhouse Tolbooth Wynd Crail Anstruther Fife KY10 3UA

Applicant: Mr & Mrs Steven & Ruth Nicholson The Old Coach House 1a Tolbooth Wynd Crail Scotland KY10 3UA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed traditionally constructed and painted in white and thereafter permanently maintained as such. Astragals details should match the existing windows with a maximum glazing depth of 12mm with no trickle vents visible externally. The Atlantic Blue paint to the door and sidelights should be in a matt or satin finish, not gloss paint.

Reason(s):

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

54 **Application No:** 21/00414/LBC

Date Decision Issued: 23/04/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows and door to front and side of dwellinghouse

Location: The Old Coachhouse Tolbooth Wynd Crail Anstruther Fife KY10 3UA

Applicant: Mr & Mrs Steven & Ruth Nicholson The Old Coach House 1a Tolbooth Wynd Crail Scotland KY10 3UA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed traditionally constructed and painted in white and thereafter permanently maintained as such. Astragals details should match the existing windows with a maximum glazing depth of 12mm with no trickle vents visible externally. The Atlantic Blue paint to the door and sidelights should be in a matt or satin finish, not gloss paint.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of the windows, doors and Category C Listed Building are maintained.

55 **Application No:** 21/00522/FULL **Date Decision Issued:** 23/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to front of existing sunroom

Location: West Croft West End Crail Anstruther Fife KY10 3RH

Applicant: Mr Richard Bates West Croft Anstruther Road Crail UK KY10 3RH

Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK
KY10 3TJ

Application Permitted - no conditions

56 **Application No:** 21/00523/FULL **Date Decision Issued:** 23/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 15 Silverdyke Gardens Cellardyke Anstruther Fife KY10 3FH

Applicant: Mr Iain Melville 15 silverdyke gardens cellardyke anstruther scotland ky10 3fh

Agent:

Application Permitted - no conditions

57 **Application No:** 20/02741/FULL

Date Decision Issued: 28/04/2021

Ward: East Neuk And Landward

Proposal: Paint exterior of building

Location: Earls Lodge 1 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mr Paul Scobie 157 Colinton Road Edinburgh Scotland EH14 1BG

Agent:

Application Permitted - no conditions

58 **Application No:** 21/00012/FULL **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Erection of garage and installation of solar panels to roof of flatted dwelling

Location: Miramar Upper Flat Marketgate South Marketgate Crail Anstruther Fife KY10 3TJ Mrketgaste

Applicant: Mr Rob Clifford Upper Flat Mirimar Marketgate South Crail Anstruther UK KY10 3TJ

Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK KY10 3tj

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The garage hereby approved shall only be used for purposes which are incidental to the enjoyment of the associated residential property and no trade or business shall be carried out therefrom.

Reason(s):

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

59 **Application No:** 21/00137/FULL **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to dwellinghouse

Location: 4 Windmill Court Cellardyke Anstruther Fife KY10 3BT

Applicant: 3556 Residential Investments Ltd The Bussiness Centre 52a Church Street Broughty Ferry Scotland DD5 1HB

Agent: Jon Frullani Unit 5, District 10, 25 Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED, two off-street parking spaces shall be provided within the curtilage of the site in accordance with current Fife Council Transportation Development Management Guidelines. The parking spaces shall be retained throughout the life of the development.

Reason(s):

1. To ensure the provision of adequate off-street parking facilities.

60 **Application No:** 21/00429/FULL **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Erection of shed and installation of replacement doors to dwellinghouse

Location: 3 West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr and Mrs Stephen and Alexandra Sinclair Greenbank 3 West Green Crail
Scotland KY10 3RD

Agent:

Application Permitted - no conditions

61 **Application No:** 21/00432/LBC **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for erection of shed and installation of replacement doors to dwellinghouse

Location: 3 West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr and Mrs Stephen and Alexandra Sinclair Greenbank 3 West Green Anstruther United Kingdom KY10 3RD

Agent:

Application Permitted - no conditions

62 **Application No:** 21/00449/LBC

Date Decision Issued: 28/04/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to form 2no. flatted dwellings including installation of window, rooflights and flue

Location: 26 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr Mark Ross 8 Hallam Street LONDON England W1W 6NS

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

Application Permitted - no conditions

63 **Application No:** 21/00513/FULL **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Installation of rooflights to flatted dwelling

Location: 2nd Floor Flat 43 High Street Elie Leven Fife KY9 1BZ

Applicant: Mr Scott Wright Second Floor 43 High Street Elie Fife KY9 1BZ

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

Application Permitted - no conditions

64 **Application No:** 21/00514/LBC **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of rooflights to flatted dwelling

Location: 2nd Floor Flat 43 High Street Elie Leven Fife KY9 1BZ

Applicant: Mr Scott Wight Second Floor 43 High Street Elie Fife KY9 1BZ

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

Application Permitted - no conditions

65 **Application No:** 21/00555/FULL **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to front of dwellinghouse

Location: 46 James Street Cellardyke Anstruther Fife KY10 3AY

Applicant: Mr & Mrs Michael Penman 46 James Street Cellardyke Anstruther Scotland
KY10 3AY

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

Application Permitted - no conditions

66 **Application No:** 21/00581/LBC **Date Decision Issued:** 28/04/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for painting of exterior of building

Location: Earls Lodge 1 High Street Earlsferry Leven Fife KY9 1AF

Applicant: Mr Paul Scobie 157 Colinton Road Edinburgh Scotland EH14 1BG

Agent:

Application Permitted - no conditions

67 **Application No:** 21/00448/FULL **Date Decision Issued:** 29/04/2021

Ward: East Neuk And Landward

Proposal: Change of use from offices (Class 4) to form 2no. flatted dwellings (Sui Generis) and external alterations

Location: 26 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr Mark Ross 8-10 8-10 Hallam Street LONDON England W1W 6NS

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

Application Permitted - no conditions

68 **Application No:** 21/00468/FULL **Date Decision Issued:** 30/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: Thurnfield Main Road Arncroach Anstruther Fife KY10 2RH

Applicant: MR. & MRS. TREVOR JENKINS THURNFIELD MAIN ROAD ARNCROACH
ANSTRUTHER UNITED KINGDOM KY10 2RH

Agent: ALEX ALLAN 3 INVERIE STREET ST.MONANS ANSTRUTHER FIFE KY10
2AQ

Application Permitted - no conditions

69 **Application No:** 21/00470/FULL **Date Decision Issued:** 30/04/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 64 Nethergate Crail Anstruther Fife KY10 3TZ

Applicant: Mr David Mackay 64 Nethergate Crail Anstruther Fife KY10 3TZ

Agent: Willie Brown Mount Hope 2 135 Henderson Street Bridge of Allan Stirling
Scotland FK9 4RL

Application Permitted - no conditions

70 **Application No:** 21/00647/LBC

Date Decision Issued: 30/04/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement roofing and rainwater goods

Location: 18 West Shore St Monans Anstruther Fife KY10 2BT

Applicant: Mr & Mrs Adrian Rathbone Spinnaker Cottage 18 West Shore St Monans Scotland KY10 2BT

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

Application Permitted - no conditions

71 **Application No:** 21/00648/FULL **Date Decision Issued:** 30/04/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement roofing and rainwater goods

Location: 18 West Shore St Monans Anstruther Fife KY10 2BT

Applicant: Mr & Mrs Adrian Rathbone Spinnaker Cottage 18 West Shore St Monans
Scotland KY10 2BT

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

Application Permitted - no conditions

72 **Application No:** 21/00661/LBC

Date Decision Issued: 30/04/2021

Ward: East Neuk And Landward

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

Location: 64 Nethergate Crail Anstruther Fife KY10 3TZ

Applicant: Mr David Mackay 64 Nethergate Crail Anstruther Fife KY10 3TZ

Agent: Willie Brown Mount Hope 2 135 Henderson Street Bridge of Allan Stirling
Scotland FK9 4RL

Application Permitted - no conditions

73 **Application No:** 21/00864/CLP

Date Decision Issued: 30/04/2021

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for use of ancillary cafe within retail unit (Class 1)

Location: Ground Floor 28 High Street Crail Fife KY10 3TE

Applicant: Mrs Joanne Stewart 28 28 High Street South CRAIL United Kingdom KY10 3TE

Agent:

Application Permitted - no conditions

74 **Application No:** 21/01062/APN **Date Decision Issued:** 30/04/2021

Ward: East Neuk And Landward

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

Location: Leys Farm Lochton Crail Anstruther Fife KY10 3XD

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

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

Application Permitted - no conditions

75 **Application No:** 21/00667/FULL **Date Decision Issued:** 06/05/2021

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse

Location: 4 Woodside Place Elie Leven Fife KY9 1DZ

Applicant: Mr Matthew McCarter & Mr Stuart Hadden 4 Woodside Place Elie Scotland KY9 1DZ

Agent: Gareth Jones 1 F65 Donaldsons Drive Edinburgh Edinburgh EH12 5FA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed boundary planting to the side should be permanently maintained at a height not exceeding 1000mm above the adjacent road channel level in perpetuity.

Reason(s):

1. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at accesses and junctions.

76 **Application No:** 21/01021/APN

Date Decision Issued: 06/05/2021

Ward: East Neuk And Landward

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

Location: Annfield Farm Annfield C59 From Q43 Junction To C60 Junction Pratis Lundin Links Fife KY8 5PD

Applicant: Mr Ian Robb Bandirran Farm Ceres Ceres Cupar, Leven Scotland KY15 5PQ

Agent: Seamus Tutty 29 Shrayley Brook Road Halmerend Stoke-on-Trent United Kingdom ST7 8AH

Application Permitted - no conditions

77 **Application No:** 21/00500/LBC

Date Decision Issued: 07/05/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations including installation of vents

Location: Crail Community Hall St Andrews Road Crail Anstruther Fife KY10 3UH

Applicant: Mr David Mann Crail Community Hall St Andrews Road Crail Scotland KY10 3UH

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

Application Permitted - no conditions

78 **Application No:** 21/00634/FULL **Date Decision Issued:** 10/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 2 Eastfield The Toft Elie Leven Fife KY9 1DT

Applicant: Ms Marie Brown 2 Eastfield The Toft Elie Leven Fife KY9 1DT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The windows hereby approved shall be painted in an off-white to closely match the existing window colour on the building.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate to the character and appearance of this Category B Listed Building and the Elie and Earlsferry Conservation within which the site is located.

79 **Application No:** 21/00635/LBC

Date Decision Issued: 10/05/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement windows

Location: 2 Eastfield The Toft Elie Leven Fife KY9 1DT

Applicant: Ms Marie Brown 2 Eastfield The Toft Elie Leven Fife KY9 1DT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The windows hereby approved shall be painted in an off-white to closely match the existing window colour on the building.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate to the character and appearance of this Category B Listed Building.

80 **Application No:** 21/00732/FULL **Date Decision Issued:** 10/05/2021

Ward: East Neuk And Landward

Proposal: Single storey extension and installation of flue to rear of dwellinghouse

Location: 8 Sauchope Crescent Crail Anstruther Fife KY10 3SW

Applicant: Mr Allan Green 8 Sauchope Crescent Crail Scotland KY10 3SW

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

Application Permitted - no conditions

81 **Application No:** 20/03275/FULL **Date Decision Issued:** 11/05/2021

Ward: East Neuk And Landward

Proposal: Conversion of one flatted dwelling to form 2 flatted dwellings (Sui Generis) and external alterations including the installation of rear dormer and rooflights

Location: 9 John Street Cellardyke Anstruther Fife KY10 3BA

Applicant: Mr Brent Robinson 9 John Street Cellardyke United Kingdom KY10 3BA

Agent: Andrew Munnoch 70 Carronside Street Falkirk United Kingdom FK2 7QD

Application Permitted - no conditions

82 **Application No:** 21/00479/FULL **Date Decision Issued:** 11/05/2021

Ward: East Neuk And Landward

Proposal: Single storey side extension and single storey infill extension to dwellinghouse

Location: South Cassingray Farm Cottage Cadgers Road Cassingray Largoward Leven Fife KY9 1JD

Applicant: R Dobie And Co South Cassingray Farm Cottage Cadgers Road Cassingray Largoward Leven Fife KY9 1JD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED, three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines. The parking spaces shall be retained through the life of the development.

Reason(s):

1. To ensure the provision of adequate off-street parking facilities.

83 **Application No:** 21/00567/LBC

Date Decision Issued: 11/05/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to form flatted dwelling (sui generis) including installation of flue and extraction vents

Location: First Floor 1 St Andrews Road Anstruther Fife KY10 3HA

Applicant: Mr Douglas Turner Priormuir by St Andrews St Andrews Fife KY16 8LP

Agent:

Application Permitted - no conditions

84 **Application No:** 21/00772/FULL **Date Decision Issued:** 11/05/2021

Ward: East Neuk And Landward

Proposal: Installation of window and replacement door and omission of window to rear of dwellinghouse

Location: 10 James Street Cellardyke Fife KY10 3AY

Applicant: Mr Jim McHose 10 James Street Cellardyke Fife UK KY10 3AY

Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted - no conditions

85 **Application No:** 21/00654/FULL **Date Decision Issued:** 12/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement roofing of dwellinghouse

Location: Ground Floor Flat 36 James Street Cellardyke Anstruther Fife KY10 3AY

Applicant: Mr P Blair 36 James Street Cellardyke United Kingdom KY10 3AY

Agent: Keith Henderson 40 Dinmont Drive Edinburgh United Kingdom EH16 5RR

Application Permitted - no conditions

86 **Application No:** 21/00754/FULL **Date Decision Issued:** 12/05/2021

Ward: East Neuk And Landward

Proposal: Erection of agricultural building (Class 5)

Location: Land North Of Chesters Farmhouse Dunino Fife

Applicant: Mr Jamie Raeside JW Raeside & Son Brownhills Farm St.Andrews Fife KY16 8PL

Agent: John Robb 78 King Street Crieff Scotland PH7 3HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

If there is a discernible tone contained within the noise source, the NR curves should be reduced to NR 20 and NR 25 respectively.

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

Reason(s):

1. In order to protect the amenity of adjoining and nearby residents.

87 **Application No:** 20/02355/FULL

Date Decision Issued: 13/05/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and doors

Location: 1 And 3 Cunzie Street Anstruther Fife KY10 3DF

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all replacement windows shall be timber framed, vertically sliding sash and case type, traditionally constructed and painted white or another colour agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to protect the historic appearance of the building and surrounding conservation area.

88 **Application No:** 20/02357/LBC

Date Decision Issued: 13/05/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement doors and windows to flatted dwellings and dwellinghouse
Address: 6A-G, 8A-G, 10, 12A-E, 14A-D, Cunzie Street, Anstruther, Fife, KY10 3DF

Location: Multiple Properties On Cunzie Street Anstruther Fife KY10 3DF

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, finalised details and a sample of the proposed paint colour for the approved replacement windows and doors shall be submitted for the written approval of this Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, finalised details of the ironmongery for the approved replacement doors shall be submitted for the written approval of this Planning Authority.

Reason(s):

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

89 **Application No:** 21/00058/FULL **Date Decision Issued:** 13/05/2021

Ward: East Neuk And Landward

Proposal: Erection of a storage unit associated with putting green
Site: Land to West of Bow Butts, Crail, Anstruther, Fife, KY10 3UT

Location: Land To West Of Bow Butts St Andrews Road Crail Fife

Applicant: Mr Dennis Gowans 25 Castle Street Crail Fife KY10 3SJ

Agent:

Application Permitted - no conditions

90 **Application No:** 21/00709/FULL

Date Decision Issued: 14/05/2021

Ward: East Neuk And Landward

Proposal: Replacement single storey extension to rear, replacement windows and doors

Location: 38 Nethergate Crail Anstruther Fife KY10 3TY

Applicant: Mrs Morna Rutherford 38 Nethergate Crail Anstruther Fife KY10 3TY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted traditional sliding timber sash and case windows upon installation to match the existing windows and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

91 **Application No:** 21/00710/LBC

Date Decision Issued: 14/05/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for replacement single storey extension to rear, replacement windows and doors

Location: 38 Nethergate Crail Anstruther Fife KY10 3TY

Applicant: Mrs Morna Rutherford 38 Nethergate Crail Anstruther Fife KY10 3TY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted traditional sliding timber sash and case windows upon installation to match the existing windows and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

92 **Application No:** 21/00816/FULL **Date Decision Issued:** 14/05/2021

Ward: East Neuk And Landward

Proposal: External alterations including installation of door to side and replacement windows and door to dwellinghouse

Location: 16 Marketgate South Marketgate Crail Fife KY10 3TL

Applicant: Mrs Hilary Ballantine 16 Marketgate South Crail Scotland KY10 3TL

Agent: Kirsty Ballantine 28 Dexter Lane Littleport UK CB6 1GE

Application Permitted - no conditions

93 **Application No:** 21/00817/LBC

Date Decision Issued: 14/05/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement doors and windows, internal and external alterations to dwellinghouse.

Location: 16 Marketgate South Marketgate Crail Fife KY10 3TL

Applicant: Mrs Hilary Ballantine 16 Marketgate South Crail Scotland KY10 3TL

Agent: Kirsty Ballantine 28 Dexter Lane Littleport UK CB6 1GE

Application Permitted - no conditions

94 **Application No:** 21/00748/FULL **Date Decision Issued:** 27/04/2021

Ward: Glenrothes Central And Thornton

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

Location: Dunmuvin 4 Redford Cottages Strathore Road Strathore Thornton Kirkcaldy Fife KY1 4DL

Applicant: Mrs Jennifer Nisbet Dunmuvin 4 Redford Cottages Strathore Road Strathore Thornton KY1 4DL

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

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Erection of 9no. single storey business units (Class 4, 5 and 6) with roof-mounted solar photo-voltaic panels and bin store, formation of access road, car parking and a drainage system and, associated engineering works and landscaping (Section 42 to vary condition 1 of planning permission 18/03666/FULL regarding adding 2 spaces to the car parking layout)**Location:** Land North Of Flemington Road Glenrothes Fife**Applicant:** Fife Council Fife House North Street Glenrothes KY7 5LT**Agent:** Nicola Pereira Bankhead Central 1 Bankhead Park Glenrothes KY7 6GH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, the off street parking spaces shown on approved Drawing No. 01 shall be formed and made available for vehicular parking in accord with the current Fife Council Transportation Development Guidelines or any document which supersedes the same. Thereafter, the parking spaces shall be retained and kept available for vehicular parking through the lifetime of the development.
2. Each off-street parking space, with the exception of the accessibility spaces, shall have a minimum dimension of 2.5m x 5m, in accord with the SCOTS National Roads Development Guide, or any document which supersedes this.
3. Each of the accessibility spaces shall have a minimum dimension of 5.0m x 2.9m with a 1.2m hatched surrounding, in accord with the SCOTS National Roads Development Guide, or any document which supersedes this.
4. PRIOR TO THE OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, the developer shall provide 3 no. cycle stands (Sheffield Cycle stands or equivalent) within the site. Thereafter, the cycle stands shall be retained for the lifetime of the development unless by the written agreement of the planning authority.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

- 6.
7. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

8. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit a biodiversity enhancement plan for the written approval of the planning authority. The biodiversity enhancement plan shall include details of measures to protect the ecological value of the site in accord with Making Fife's Places or any document which supersedes this. Thereafter, the development shall proceed in accord with the agreed biodiversity enhancement plan unless otherwise varied with the written approval of the planning authority.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of road safety; to ensure the provision of adequate off-street accessibility parking facilities.
4. In the interests of sustainable development; to ensure the provision of cycling infrastructure.
5. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
7. To ensure all contamination within the site is dealt with.
8. In the interests of ecological enhancement; to ensure the opportunities for improving the ecological value of the site are secured.

Ward: Glenrothes Central And Thornton**Proposal:** Erection of retail and commercial units (Uses Classes 1, 2, 3, 7, 11 and public house use) with associated car parking and accesses (Section 42 Application to vary condition 5 of 17/03199/FULL to allow mezzanine floorspace of 465 square metres) (Non-Material Variation to 18/00486/FULL for alterations) (Completion of Development Certificate for 18/00486/FULL)**Location:** Site Of Former Community Centre North Street Glenrothes Fife**Applicant:** Easy Living Developments Scott Mckechnie Unit 17 Eastfield Business Park Newark Road South. Glenrothes Fife KY74NS**Agent:****Application Permitted - no conditions****Approve** subject to the following condition(s):-

1. Unless otherwise agreed in writing with the Council as Planning Authority, any vehicular access to the site from Kingdom Avenue shall be for the use of service / refuse vehicles entering the site only and signs and/or road markings shall be provided to indicate this restriction.
2. The existing pedestrian link (core path) to the east of the site from Leslie Road to North Street shall remain open at all times during the construction period unless otherwise agreed in writing with this planning authority.
3. Prior to the commencement of use of the first building on the site details of the proposed car parking restrictions shall be submitted for the written approval of this planning authority. The details shall ensure that the parking spaces remain available to users of the site and the wider town centre. Thereafter the development shall be operated in accordance with those details as approved unless agreed otherwise in writing with this planning authority.
4. The disabled parking bays, parent and child parking bays and cycle parking shall be provided in accordance with current Fife Council Transportation Development Guidelines and shall be maintained for the lifetime of the development. The car parking spaces shall be provided in accordance with the details approved under condition 1 and thereafter shall be maintained for the lifetime of the development.
5. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with this planning authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) this planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by this planning authority.
6. The works relating to the redevelopment of the CISWO club premises (specifically the building and its bowling green) shall not commence until such time as alternative social club premises elsewhere within Glenrothes are completed and ready for occupation.
7. The total noise from all plant, machinery or equipment associated with the development once operational shall be such that any associated noise complies with NR40 when measured within any noise sensitive property, with windows open for ventilation.
8. The traffic management plan as approved under application 16/02458/ARC above shall be implemented throughout the demolition and construction period.
9. The wheel cleaning details approved under condition 1 above shall be installed prior to commencement of work on site and retained for the duration of the construction period that involves vehicle movements likely to give rise to mud or other material on the public road.

10. The Scheme of Works required under condition 1 shall be designed using the methodology set out in British Standard BS 5228: Part 1: 2009 'Noise and Vibration Control on Construction and Open Sites' and BRE Publication BR456 (February 2003) 'Control of Dust from Construction and Demolition Activities' The construction shall proceed in accordance with the details as approved.
11. The total noise from all noise amplification equipment, plant, machinery or other equipment operated by the users of the completed buildings shall be such that any associated noise complies with NR40 when measured within any noise sensitive property, with windows open for ventilation.
12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. This shall specifically detail substantial planting providing year-round screening of the north-east corner of unit 2, including additional planting immediately to the west of the subway path under Lesley Road. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
13. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
14. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, samples of all external finishes to the walls, windows, doors, ground paving materials and roofs of the buildings shall be submitted to, and approved in writing by, the Planning Authority.
15. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, details of the following, including construction specifications and elevations where relevant, shall be submitted to, and approved in writing by, the Planning Authority:

- all paths, roads and hard surfaces
- all walls, gates, fences and other means of enclosure including bin stores
- details of seating and tree planting (and other features relevant to the civic area to the immediate west of the approved commercial parade)

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

16. Notwithstanding the terms of the Town and Country Planning (Scotland) Act 1997 (as amended) the total area of mezzanine floorspace within the entirety of buildings hereby granted permission shall not exceed a total floor area of 465 square metres. Any mezzanine floorspace beyond this shall require to be the subject of a further application for planning permission.
17. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, a detailed plan for the management of the potential conflict between pedestrians and service vehicles at the service road to the east side of the approved block of commercial units (containing units 2 to 5) as identified on the approved site plan, shall be submitted to, and approved in writing by, the Planning Authority. The management plan shall include a form of restriction to limit access to this service road to delivery and service vehicles only, as well as noting any areas where gradient changes would take place along the service road to adjust for the difference in levels between Lesley Road and North Street. This plan shall also specify the service road is to be one-way only and detail whether the point of entrance is to be from North Street or Leslie Road. The plan shall also detail a schedule of all service and delivery movements using the service road. Thereafter the agreed restrictions on access shall be implemented prior to the operation of any of the commercial units and that all vehicles servicing the site shall do so in a manner fully compliant with the agreement management plan for the lifetime of the development, unless a subsequent amendment to the management plan is approved in writing by the Planning Authority.
18. BEFORE THE OCCUPATION OF EACH UNIT, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control emissions, shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved extract ventilation system shall be installed prior to any cooking operations taking place. The approved ventilation system shall be operated at all times when the cooking system is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Planning Authority.
19. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, a statement on the energy efficiency of the development with reference to its construction techniques and use of building

materials shall be submitted to, and approved in writing by, the Planning Authority. Thereafter all works shall be carried out in accordance with the approved energy efficiency statement.

20. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY NEW BUILDINGS ON SITE, full details of a scheme for handling drainage (including a drainage layout) shall be submitted to and agreed in writing with the Council as Planning Authority. This shall update the specification of the layout approved as part of application 16/02458/ARC insofar as necessary to account for the change in layout approved in this planning permission. Thereafter the drainage layout, and all associated measures required to regulate surface water flow, shall be implemented in full prior to any units hereby approved being brought into use. This drainage scheme shall subsequently maintained in full working order for the lifetime of the development.
21. All construction works at the site, including any activities relating to the erection, construction, alteration, repair or maintenance of any buildings, structures or roads, shall take place between the hours of 0800 and 1800 Mondays to Fridays, and between 0800 and 1300 hours on Saturdays, with no working on Sundays or Public Holidays. Any work outwith these hours must be approved in writing by the Planning Authority prior to the works taking place.
22. There shall be no more than 500 sqm of floor space for Class 11, Assembly and Leisure uses in any one unit. The Class 11, Assembly and Leisure uses shall be restricted to part d) dance hall or disco, and part e) gymnasium or indoor sports facility; and the Class 7 Hotel & Hostel uses shall be limited to hotel accommodation provided in association with a Class 3 restaurant or public house facility. The completed buildings once in use as described above shall not be used for any other use within Classes 7 or 11 of the Town and Country Planning Use Classes (Scotland) Order 1997 as amended or re-enacted.
23. The visibility splays of 2.4m x 43m to be provided to the left and to the right of the junction of the vehicular access and North Street shall be provided prior to the commencement of use of the development and maintained clear of all obstructions exceeding 600mm above the adjoining carriageway level for the lifetime of the development, all in accordance with the current Fife Council Transportation Development Guidelines.
24. The development hereby approved shall be carried out so that the floor space for the Class 11, Assembly and Leisure uses does not exceed 500 sq metres gross in any one unit. The Class 11, Assembly and Leisure uses shall be restricted to part d) dance hall or disco, and part e) gymnasium or indoor sports facility; and the Class 7 Hotel & Hostel uses shall be limited to hotel accommodation provided in association with a Class 3 restaurant or public house facility. The completed buildings once in use as described above shall not be used for any other use within Classes 7 or 11 of the Town and Country Planning Use Classes (Scotland) Order 1997 as amended or re-enacted.
25. All works done on or adjacent to the public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate road design.
2. In the interest of road safety to ensure safe access for large service vehicles.
3. To ensure the provision of adequate pedestrian facilities.
4. To ensure the provision of adequate public parking.
5. To ensure the provision of adequate public parking.
6. To ensure all contamination within the site is dealt with and that reports comply with CLR11, PAN 33 and the Council's Advice for Development documents or any subsequent revisions of those documents.
7. To meet the terms of the Adopted Local Plan policy relating to community facilities; to ensure alternative premises are available before the existing facility is redeveloped.
8. In the interests of amenity: to ensure any new use is operated without any detrimental impact on noise sensitive properties.
9. In the interest of road safety; to ensure that disruption to the general public is controlled and kept to a minimum.
10. In the interests of road safety
11. In the interests of protecting the amenity of the surrounding area during the construction period.
12. In the interest of residential amenity; to ensure the development operates in a manner that does not impact on the surrounding area.

13. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
14. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
15. In the interests of visual amenity; to ensure that the external finishing materials enhance the character of the surrounding area.
16. In the interests of visual amenity; to ensure that surfacing materials and boundary treatments enhance the character of the surrounding area.
17. To ensure that the provision of parking spaces and other requirements relate to the size of buildings as approved under the terms of condition 1 above.
18. In the interest of road safety - to ensure adequate provision for all road users
19. In the interests of amenity; to ensure that neighbouring land uses are not impacted by odour nuisance.
20. In the interests of sustainability and energy efficiency.
21. ensure appropriate drainage of surface water from the site.
22. In the interests of amenity; to ensure neighbouring receptors are not subject to nuisance due to work being done during unsociable hours.
23. In the interests of visual amenity.
24. In the interests of road safety; to ensure the provision of adequate access design.
25. To ensure that the provision of parking spaces and other requirements relate to the size and use of buildings as approved under the terms of condition 1 above.

Ward: Glenrothes Central And Thornton

Proposal: Erection of dwellinghouse and formation of car-parking (Amendment to 20/00702/FULL) for alterations to layout

Location: 37 Cameron Park Thornton Kirkcaldy Fife KY1 4BB

Applicant: Mr Lee Coombe 1 Merchant Place Kirkcaldy Fife KY1 3NJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
2. Prior to the occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
4. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 200A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

98 **Application No:** 21/00830/CLP

Date Decision Issued: 14/05/2021

Ward: Glenrothes Central And Thornton

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

Location: Muirhead Cottage Strathore Road Strathore Thornton Fife KY1 4DN

Applicant: Mr Rob Jackson Crosbie Cottage Strathore Road Thornton Fife KY1 4DN

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

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Widening of existing access and formation of gates (demolition of part of wall)

Location: Fluthers 2 Glenwood Road Leslie Fife KY6 3AS

Applicant: Mr Dale Patterson Fluthers 2 Glenwood Road Leslie KY6 3AS

Agent: Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the extent of the stone boundary wall and coping to be removed shall be removed by hand and re-used in the approved works.
2. Prior to the commencement of works on site, details of the proposed traditional mortar mix, consisting of lime and aggregate (no cement), the proposed natural stone for the new pillar to match that of the existing pillars, and the proposed additional gate to match the existing, shall be submitted to this Planning Authority for approval in writing.
3. Prior to commencement of construction on site a revised drawing showing a continuous footway across the access, in accordance with the requirements of paragraph 3.1.2 (c) of the SCOTS National Roads Development Guide, shall be submitted to this planning authority for written approval. The access shall thereafter be constructed in accordance with the approved drawing, prior to the new access coming into use.
4. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures, in compliance with BS5837, necessary to safeguard the trees on the site during demolition/development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

Ward: Glenrothes North, Leslie And Markinch
Proposal: Listed Building Consent for alterations to boundary wall and formation of gates
Location: Fluthers 2 Glenwood Road Leslie Fife KY6 3AS
Applicant: Mr Dale Patterson Fluthers 2 Glenwood Road Leslie KY6 3AS
Agent: Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the extent of the stone boundary wall and coping to be removed shall be removed by hand and re-used in the approved works.
2. Prior to the commencement of works on site, details of the proposed traditional mortar mix, consisting of lime and aggregate (no cement), the proposed natural stone for the new pillar to match that of the existing pillars, and the proposed additional gate to match the existing, shall be submitted to this Planning Authority for approval in writing.

Reason(s):

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

101 **Application No:** 21/00505/FULL

Date Decision Issued: 20/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of decking and summerhouse to rear of dwellinghouse (retrospective)

Location: 4 Cramond Way Glenrothes Fife KY6 3PG

Applicant: Mr Brian Wilson 4 Cramond Way Glenrothes KY6 3PG

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

102 **Application No:** 21/00400/FULL

Date Decision Issued: 23/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Laggan Crescent Glenrothes Fife KY7 6FY

Applicant: Mr Paul Hunter 6 Laggan Crescent Glenrothes KY7 6FY

Agent: GORDON MORTON Pine Lodge Cupar Road Ladybank KY15 7RB

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use from detached double domestic garage to ancillary self-contained residential accommodation to front of dwellinghouse

Location: 1 Laurieston Park Glenrothes Fife KY7 6YJ

Applicant: Mr Darren Lewis 1 Laurieston Park Glenrothes KY7 6YJ

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn KY3 9TZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse, 1 Laurieston Park, Glenrothes, and shall not be sold or let as a permanent separate dwellinghouse.
2. Prior to the first occupation of the proposed self contained living accommodation unit, there shall be 3 off-street parking spaces provided within the curtilage of the existing site in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the off-street parking spaces shall have minimum dimensions of 2.5m x 5.0m. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

104 **Application No:** 21/00578/FULL

Date Decision Issued: 23/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension, raised platform and steps to side of dwellinghouse

Location: 12 Allan Street Leslie Glenrothes Fife KY6 3LA

Applicant: Mr Alister Winter 12 Allan Street Leslie KY6 3LA

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted - no conditions

105 **Application No:** 21/00889/CLP

Date Decision Issued: 23/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of Lawfulness (Proposed) for erection of fence to front of dwellinghouse

Location: 16 Methven Drive Glenrothes Fife KY7 6QW

Applicant: Mr Neville Mclaughlin 16 Methven Drive Glenrothes Fife KY7 6QW

Agent:

Application Permitted - no conditions

106 **Application No:** 21/00495/FULL

Date Decision Issued: 26/04/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 59 Balgeddie Park Glenrothes Fife KY6 3NY

Applicant: Mr Stephen Randall 59 Balgeddie Park Glenrothes KY6 3NY

Agent: Robin Manson 8 Panmure Place Kirkcaldy KY2 6JY

Application Permitted - no conditions

107 **Application No:** 21/00600/FULL

Date Decision Issued: 26/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension, raised platform, steps and railings to side of dwellinghouse

Location: 5 Prestonhall Avenue Glenrothes Fife KY7 5RH

Applicant: Mr & Mrs S. Quigley 5 Prestonhall Avenue Glenrothes KY7 5RH

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

Application Permitted - no conditions

108 **Application No:** 21/00631/FULL

Date Decision Issued: 26/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 29 Scaraben Crescent Glenrothes Fife KY6 3HL

Applicant: Ms Stephanie Bryson 29 Scaraben Crescent Glenrothes KY6 3HL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed extension, there shall be 2 off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason(s):

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

109 **Application No:** 20/02282/LBC

Date Decision Issued: 28/04/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent application for installation of door in place of window to rear of dwellinghouse

Location: Ardyne House Balbirnie Park Balbirnie Park Markinch United Kingdom KY7 6NR

Applicant: Mrs Susan Muir Ardyne House Balbirnie Park Markinch KY7 6NR

Agent:

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch
Proposal: Erection of dwellinghouse (Renewal of planning permission 16/04224/FULL)
Location: 153 High Street Leslie Fife KY6 3AE
Applicant: Mr Clement 153 High Street Leslie KY6 3AE
Agent: Rollos Law LLP Lindsey Brown North House North Street Glenrothes KY7 5NA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.
2. The construction of the new vehicular crossing of the footway shall be carried out in accordance with the current Transportation Development Guidelines.
3. PRIOR TO OCCUPATION OF THE DWELLINGHOUSE, there shall be provided within the site a turning area for a car, and the turning area shall be formed outwith any off-street parking spaces required by Condition 4 of this consent. The turning area shall be retained in perpetuity.
4. PRIOR TO OCCUPATION OF THE DWELLINGHOUSE, there shall be provided within the site 2 off-street parking spaces for the proposed dwelling. The parking spaces shall be retained in perpetuity.
5. BEFORE ANY WORK STARTS ON SITE , the applicant shall submit for the prior written approval a scheme for wheel cleaning of construction traffic during the construction phase to ensure no mud, debris or deleterious material is carried by vehicles onto the public road. Thereafter any scheme as approved shall be fully implemented.
6. PRIOR TO OCCUPATION OF THE DWELLINGHOUSE, there shall be erected at the junction of the site and the public road "Private Access" nameplates confirming properties services by the access.
7. BEFORE ANY WORK STARTS ON SITE, the applicant shall submit for the prior written approval of this Planning Authority details of the following external finishing materials :-
 - a) The colour of the proposed stain for the external finishing exposed timber;
 - b) Details of the proposed colour and specification of the render finish.

Reason(s):

1. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
2. To ensure an appropriate form of construction.
3. To ensure that any car entering the site can leave in forward gear.
4. To ensure the provision of adequate off-street parking for the proposed dwellinghouse.
5. To ensure no mud, debris or deleterious material is carried by vehicles onto the public road.
6. In the interests of road safety.
7. In the interests of visual amenity.

111 **Application No:** 21/00533/FULL

Date Decision Issued: 07/05/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of dwellinghouse (demolition of existing dwellinghouse)

Location: 1 Culdees Avenue Glenrothes Fife KY6 3PN

Applicant: Mr & Mrs Jim & Maggie Mackay 317 Rona Place Glenrothes UK KY7 6RR

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

Application Permitted - no conditions

112Application No: 21/00777/FULL

Date Decision Issued: 27/04/2021

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Lochty Court Kinglassie Fife KY5 0YQ

Applicant: Mr & Mrs Short 8 Lochty Court Kinglassie KY5 0YQ

Agent: Niall Owen 35 Birch Grove Dunfermline KY11 8BE

Application Permitted - no conditions

113 **Application No:** 21/00926/APN

Date Decision Issued: 30/04/2021

Ward: Glenrothes West And Kinglassie

Proposal: Prior Notification for an extension to a farm-related building (Non-residential)

Location: Bellcraig Farm Auchmuir Glenrothes Fife KY6 3JE

Applicant: Mr Ian Patrick Bellcraig Farm C33 From A911 At Auchmuirbridge To C34 Junction Auchmuir Glenrothes Fife KY6 3JE

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

Application Permitted - no conditions

114 **Application No:** 21/00672/FULL

Date Decision Issued: 07/05/2021

Ward: Glenrothes West And Kinglassie

Proposal: Erection of outbuilding to form garage and self contained living accommodation (ancillary to the main dwellinghouse)

Location: Craigend House Lochgelly Fife KY5 0UE

Applicant: Mr Ian McCulloch Craigend House Nr Kinglassie Lochgelly UK KY5 0UE

Agent: john bol 4 Woodside Place Charing Cross Glasgow UK G3 7QF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

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

Ward: Glenrothes West And Kinglassie

Proposal: Erection of extension to existing industrial building (Class 5)

Location: Murray And Murray Ltd Viewfield Industrial Estate 2 - 3 Boston Road
Glenrothes Fife KY6 2RE

Applicant: Mr Scott Bailey 2 Boston Road Glenrothes UK KY6 2RE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, details of the finishes and colour shall be submitted for approval in writing by this Planning Authority. The approved details shall thereafter be implemented and maintained for the lifetime of the development.
2. Prior to any works commencing on site, revised plans showing the provision of an additional 8 parking spaces within the existing car park shall be submitted for approval by Fife Council as Planning Authority. Once approved, these 8 additional off-street parking shall be provided in accordance with the relevant plan, prior to the occupation of the extended part of the premises. These spaces shall be retained for the lifetime of the development.
3. Prior to the occupation of the extended part of the premises, the 32 existing parking spaces shown on Drawing - Existing and Proposed Site Plan shall be provided in accordance with current Fife Council Transportation Development Guidelines and retained for the lifetime of the development.

Reason(s):

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

116 **Application No:** 20/02358/FULL

Date Decision Issued: 20/04/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows to dwellinghouses

Location: 3 And 5 And 7 And 9 Reef Mog Newburgh Cupar Fife KY14 6AG

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all works must be completed as per the approved plans (001 rev. B). No works shall be undertaken to any windows not annotated on these plans.

Reason(s):

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

117 **Application No:** 21/00458/FULL

Date Decision Issued: 20/04/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to front of dwellinghouse

Location: Reedinche Gardens Road Newburgh Cupar Fife KY14 6BL

Applicant: Mr Mrs Black Reedinche Gardens Road Newburgh Scotland KY14 6BL

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

Application Permitted - no conditions

118 **Application No:** 21/00573/LBC

Date Decision Issued: 20/04/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for repairs to cemetery wall

Location: Creich Cemetery Creich Brunton Fife

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Property Services

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

Application Permitted - no conditions

119 **Application No:** 21/00907/APN

Date Decision Issued: 23/04/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for the erection of farm building

Location: Land Adjacent To Venturefield House Rameldry Mill Bank Rameldry
Kettlebridge Fife

Applicant: Mr Greg Wilson Dams Farm Kingskettle Cupar Fife KY157TY

Agent: Philip Walker Parkwell Kingskettle Fife UK KY15 7TY

Application Permitted - no conditions

120 **Application No:** 21/00792/FULL

Date Decision Issued: 28/04/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to dwellinghouse

Location: Garden House Pitlair Q64 From West Lodge South Of Bow Of Fife To Pitlessie Road Bow Of Fife Rankeilour Bow Of Fife Fife KY15 5RF

Applicant: Anglepark Sand And Gravel Company Ltd Melville Gates Ladybank Cupar Scotland KY15 7RF

Agent: Denholm Partnership Architects 11 Dunira Street Comrie Scotland PH6 2LJ

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of dwellinghouse
Location: 44 Church Street Ladybank Cupar Fife KY15 7LE
Applicant: Mrs Maureen Ward 44 Church Street Ladybank Scotland KY15 7LE
Agent: Steve Runciman The Old Dairy 54 Comrie Street Crieff Scotland PH7 4AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of one self-contained holiday accommodation unit
Location: The Hayloft Braeside Collessie Cupar Fife KY15 7UX
Applicant: Mr Ross Barker The Hayloft Braeside Collessie Cupar KY15 7UX
Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, 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, car parking, finished ground and building floor levels, new walls and fences and details of proposed landscape treatment and the phasing of development.
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs. For the avoidance of doubt, the holiday accommodation building shall be restricted to single storey;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) Details of SuDS and appropriate documentation, including check certificates, in line with Fife Council's Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note.
 - (f) A landscaping scheme and supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018). The landscaping scheme shall indicate the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding.
 - (g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (h) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

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

2. No vegetation clearance shall be carried out during the bird breeding season (defined as March to August inclusive) unless otherwise agreed in writing with Fife Council as Planning Authority and subject to bird surveys being undertaken by a suitably qualified person.
3. Prior to the holiday accommodation coming into use, off-street parking shall be provided and made available for use, in accordance with current Transportation Development Management Guidelines and be retained for the lifetime of the development.
4. The holiday accommodation hereby approved shall be occupied only as holiday accommodation with no single holiday let/stay longer than 12 continuous weeks in any calendar year. The owners/operators of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved, detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request from this Planning Authority. For the avoidance of doubt, the approved holiday accommodation shall not be used as the sole or main residence of the occupants at any time.
5. No works shall be undertaken which in any way impinge or obstruct Core Path P211/07 or Right of Way FN141 adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority
2. In the interests of species protection.
3. To ensure an adequate level of off-street parking is provided.
4. In the interest of complying with FIFEplan (2017) Policies; to ensure the holiday accommodation is not used as permanent residential accommodation, which would be contrary to FIFEplan (2017) Policy 8.
5. To ensure that the access routes are protected and not adversely affected as a result of the development.

123Application No: 21/00536/FULL

Date Decision Issued: 06/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repairing of existing cemetery wall

Location: Creich Cemetery Creich Brunton Fife

Applicant: Fife Council Property Services Bankhead Central Bankhead Park Glenrothes
Scotland KY7 6GH

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

Application Permitted - no conditions

124 **Application No:** 21/00806/FULL

Date Decision Issued: 06/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension and installation of flue to rear of dwellinghouse

Location: 2 Cameron Drive Falkland Fife KY15 7DL

Applicant: Mr And Mrs Wilson 2 Cameron Drive Falkland Scotland KY15 7DL

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

Application Permitted - no conditions

125 **Application No:** 21/00236/FULL

Date Decision Issued: 07/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of solar panels

Location: Briar Cottage Back Wynd Falkland Cupar Fife KY15 7BX

Applicant: Mr Mark Bissett Briar Cottage Back Wynd Falkland Fife KY15 7BX

Agent:

Application Permitted - no conditions

126 **Application No:** 21/00836/FULL

Date Decision Issued: 12/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of domestic outbuilding (lean-on greenhouse)

Location: 89 High Street Strathmiglo Fife KY14 7PR

Applicant: Mr David Rae Clunie House 89 High Street Strathmiglo Cupar United Kingdom
KY14 7PR

Agent:

Application Permitted - no conditions

127 **Application No:** 21/00837/LBC

Date Decision Issued: 12/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for the erection of domestic outbuilding (lean-to greenhouse).

Location: 89 High Street Strathmiglo Fife KY14 7PR

Applicant: Mr David Rae Clunie House 89 High Street Strathmiglo Cupar United Kingdom KY14 7PR

Agent:

Application Permitted - no conditions

128 **Application No:** 21/00541/LBC

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for repairing of existing cemetery wall

Location: Dunbog Graveyard Dunbog Lindores Fife

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

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

Application Permitted - no conditions

129 **Application No:** 21/00547/FULL

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repairing of existing cemetery wall

Location: Dunbog Graveyard Dunbog Lindores Fife

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

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

Application Permitted - no conditions

130 **Application No:** 21/00638/LBC

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal and external alterations including replacement roof tiles and rainwater goods, repair and re-painting of existing windows and door, installation of replacement windows to side and rear, installation of rooflights to rear, installation of replacement door and installation of lighting to rear of dwellinghouse and re-rendering and painting of stonework (some works complete)

Location: Gardens Cottage West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr John Lupton 25 Market St St Andrews Scotland KY16 9NS

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

Application Permitted - no conditions

131 **Application No:** 21/00640/FULL

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations including replacement roof tiles and rainwater goods, repair and re-painting of existing windows and door, installation of replacement windows to side and rear, installation of rooflights to rear, installation of replacement door and installation of lighting to rear of dwellinghouse and re-rendering and painting of stonework (retrospect)

Location: Gardens Cottage West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr John Lupton 25 Market Street St Andrews Scotland KY16 9NS

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

Application Permitted - no conditions

132Application No: 21/00894/FULL

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension and dormer with a balcony

Location: Forthar Cottage Forthar Kettlebridge Cupar Fife KY15 7TY

Applicant: Mr A Moffat Forthar Cottage Kettlebridge Cupar Fife KY15 7TY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, details of the finishes and colour of the extension and dormer shall be submitted for approval in writing by this Planning Authority. The approved details shall thereafter be implemented and maintained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity.

133 **Application No:** 21/01214/APN

Date Decision Issued: 13/05/2021

Ward: Howe Of Fife And Tay Coast

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

Location: Land At Wester Kinsleith Carphin Farm Luthrie Fife

Applicant: Carphin Partners Ltd Starrbank House Luthrie Cupar Scotland KY15 4NZ

Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

134 **Application No:** 21/00906/FULL

Date Decision Issued: 14/05/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Dormer extension to rear of dwellinghouse

Location: 34 Monkstown Ladybank Fife KY15 7JX

Applicant: Ms J Lee 34 Monkstown Ladybank Fife KY15 7JX

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for installation of lift to rear and clock to front of building, refurbishment of exterior including installation of windows and doors and rooflights, and internal alterations including amendments to layout

Address: Town House, 6 - 8 Townhall Street, Inverkeithing, Fife, KY11 1LX

Location: 6 - 8 Townhall Street Inverkeithing Fife

Applicant: Fife Council Property Services Bankhead Bankhead Central Glenrothes Scotland KY7 6GH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THEIR USE IN THE WORKS HEREBY APPROVED, and notwithstanding the details shown in the approved drawings, written specifications and samples of all internal and external finishes shall have been submitted to and approved in writing by the Council as planning authority. The works shall, thereafter, be carried out in accordance with these approved details unless otherwise agreed in writing by the Council as planning authority.
2. PRIOR TO THEIR INSTALLATION, details of the Janus head and clock shall have been submitted to and approved in writing by the Council as planning authority.
3. BEFORE THE LIFT SHAFT HEREBY APPROVED IS FIRST BROUGHT INTO USE, the lift shaft external trellis framework hereby approved shall have been erected and shall thereafter be retained throughout the lifetime of the lift shaft structure.
4. Within the first planting season following the completion of the lift shaft external trellis framework hereby approved, a scheme of climber planting to same shall have been implemented in accordance with details which shall have been submitted to and approved in writing by the planning authority.
5. The details of the scheme of climber planting referred to in Condition 4 above shall include details of the future management and aftercare of the climber planting. The management and aftercare of the climber planting shall be carried out in accordance with these approved details.

Reason(s):

1. To preserve the character and appearance of this listed building.
2. To preserve the character and appearance of this listed building.
3. To preserve the character and appearance of this listed building.
4. To preserve the character and appearance of this listed building.
5. To preserve the character and appearance of this listed building.

Ward: Inverkeithing And Dalgety Bay
Proposal: Installation of lift to rear and clock to front of town hall and refurbishment of exterior including harling and installation of windows, doors and rooflights
Location: 6 - 8 Townhall Street Inverkeithing Fife
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Property Services
Agent: Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THEIR USE IN THE DEVELOPMENT HEREBY APPROVED, and notwithstanding the details shown in the approved drawings, written specifications and samples of all external finishes shall have been submitted to and approved in writing by the Council as planning authority. The works shall, thereafter, be carried out in accordance with these approved details unless otherwise agreed in writing by the Council as planning authority.
2. PRIOR TO THEIR INSTALLATION, details of the Janus head and clock shall have been submitted to and approved in writing by the Council as planning authority.
3. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
4. BEFORE THE LIFT SHAFT HEREBY APPROVED IS FIRST BROUGHT INTO USE, the lift shaft external trellis framework hereby approved shall have been erected and shall thereafter be retained throughout the lifetime of the lift shaft structure.
5. Within the first planting season following the completion of the lift shaft external trellis framework hereby approved, a scheme of climber planting to same shall have been implemented in accordance with details which shall have been submitted to and approved in writing by the planning authority.
6. The details of the scheme of climber planting referred to in Condition 5 above shall include details of the future management and aftercare of the climber planting. The management and aftercare of the climber planting shall be carried out in accordance with these approved details.

Reason(s):

1. To preserve the character and appearance of this listed building and the conservation area and in the interests of the visual amenity of the area generally.
2. To preserve the character and appearance of this listed building and the conservation area and in the interests of the visual amenity of the area generally.
3. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
4. To preserve the character and appearance of this listed building and the conservation area and in the interests of the visual amenity of the area generally.
5. To preserve the character and appearance of this listed building and the conservation area and in the interests of the visual amenity of the area generally.
6. To safeguard the character and appearance of this listed building and the conservation area and the visual amenity of the area generally.

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use of part of hotel (Class 7) to two dwellinghouses (Class 9) and external alterations including erection of two storey rear extension and installation of doors, windows, solar panels and rooflights (amendment to application reference 18/01634/FULL)

Location: Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

Applicant: Mr John McTaggart Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE; details of the specification and colour of all proposed external finishes shall be submitted to and approved in writing by Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT; the proposed dry dash render finish is not, hereby, approved and the colour of the extension shall be an off-white colour. The development shall, thereafter, be carried out in accordance with these approved details unless otherwise agreed in writing with Fife Council as Planning Authority.
2. The existing ground floor and first floor level multi-paned bipartite windows on the northern elevation of Doune House shall be re-used within the, hereby approved, extensions as per the location of the bi-partite windows shown on the approved elevation drawing (Plan Reference 04A), unless otherwise agreed in writing Fife Council as Planning Authority.
3. BEFORE ANY WORKS START ON SITE; the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which shall be submitted to and approved in writing by Fife Council as Planning Authority.
4. BEFORE THE OCCUPATION OF THE 3 BEDROOM DWELLINGHOUSE; there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with the current Fife Council Parking Standards and as per the layout shown on the approved site plan (Plan Reference 02A) . The parking spaces shall, thereafter, be retained for the lifetime of the development.
5. BEFORE THE OCCUPATION OF THE 4 BEDROOM DWELLINGHOUSE; there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Parking Standards and as per the layout shown on the approved site plan (Plan Reference 02A). The parking spaces shall, thereafter, be retained for the lifetime of the development.
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Category B Listed building.

2. In the interests of preserving the historic fabric of this Category B Listed building.
3. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. To ensure all contamination within the site is dealt with.

Ward: Inverkeithing And Dalgety Bay
Proposal: Listed Building Consent for internal and external alterations including erection of two storey rear extension and installation of solar panels, rooflights, doors and windows
Location: Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW
Applicant: Mr JOHN MCTAGGART WOODSIDE HOTEL HIGH STREET ABERDOUR United Kingdom KY3 0SW
Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE; details of the specification and colour of all proposed external finishes shall be submitted to and approved in writing by Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT; the proposed dry dash render finish is not, hereby, approved and the colour of the extension shall be an off-white colour. The development shall, thereafter, be carried out in accordance with these approved details unless otherwise agreed in writing with Fife Council as Planning Authority.
2. The existing ground floor and first floor level multi-paned bipartite windows on the northern elevation of Doune House shall be re-used within the, hereby approved, extensions as per the location of the bi-partite windows shown on the approved elevation drawing (Plan Reference 04A), unless otherwise agreed in writing Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Category B Listed building.
2. In the interests of preserving the historic fabric of this Category B Listed building.

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement flue

Location: 8 Manse Street Aberdour Burntisland Fife KY3 0TT

Applicant: Mr Thomas Marshall 8 Manse Street Aberdour Burntisland Fife KY3 0TT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hereby approved flue shall be finished with a black or dark grey matt powder coated finish, prior to it coming into use and shall be maintained as such for the lifetime of the development.

Reason(s):

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

140 **Application No:** 21/00669/FULL

Date Decision Issued: 26/04/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of solar panels, rooflights and window

Location: Milburn House Manse Street Aberdour Burntisland Fife KY3 0TT

Applicant: Mr Peter Johnson Milburn House Manse Street Aberdour Burntisland Fife KY3 0TT

Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of dwellinghouse, erection of boundary fence, formation of access and parking
Location: 5 Preston Crescent Inverkeithing Fife KY11 1DR
Applicant: Miss Julie Turnbull 5 Preston Crescent Inverkeithing Fife KY11 1DR
Agent: Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive Dunfermline Fife KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; full details of the required energy generating technologies (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
2. Prior to any works commencing on the new dwelling, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to any works commencing on the new dwelling, the reconfigured access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to any works commencing on the new dwelling, there shall be provided within the curtilage of the site 2 parking spaces for the existing dwelling and 2 parking spaces for the new dwelling, in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on TCXX(90)4005. The parking spaces shall be retained for the lifetime of the development.
5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

6. BEFORE ANY WORKS START ON SITE; full details of the required surface water attenuation shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.

Reason(s):

1. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017)
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

5. To ensure all contamination within the site is dealt with.
6. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements(2021).

142Application No: 20/03035/FULL

Date Decision Issued: 30/04/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from public open space to garden ground including erection of boundary enclosure

Location: 20 Fordell Bank Dalgety Bay Dunfermline Fife KY11 9NP

Applicant: Miss Caroline Meekin 20 Fordell Bank Dalgety Bay Scotland KY11 9NP

Agent:

Application Refused

Reason(s):

1. In the interests of protecting the amenity value of this area of public realm; the proposed change of use would result in the loss of an area of open space that positively contributes to the character and appearance of this streetscene. As the proposal would result in the loss of this area of public open space the proposals are contrary to Scottish Planning Policy (2020), and Policies 1, 3, 10 and 13 of the Adopted FIFEplan (2017).

143 **Application No:** 21/00973/FULL

Date Decision Issued: 13/05/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 28 Humbie Terrace Aberdour Fife KY3 0XP

Applicant: Mr Dale Highham 28 Humbie Terrace Aberdour Fife KY3 0XP

Agent:

Application Permitted - no conditions

144 **Application No:** 20/02762/ADV

Date Decision Issued: 26/04/2021

Ward: Kirkcaldy Central

Proposal: Display of 1 No. illuminated fascia sign

Location: Former Debenhams Building 171 - 175 High Street Kirkcaldy Fife KY1 1JA

Applicant: Julie Kerr 88-104 High Street Ayr Scotland KA7 1PQ

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy Central
Proposal: Erection of three dwellinghouses (substitution of house types on plots 21,40 and 41 of planning approval reference 18/02343/FULL)
Location: Forth Park Hospital Bennoch Road Kirkcaldy Fife
Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park Glenrothes Scotland KY7 4NS

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

1. Prior to the occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
2. Prior to occupation of each house, 3 No parking spaces per house, as shown on drawing 043 SP 02 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
3. All access driveways being constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%).
4. Remediation of the site shall be carried out and completed in accordance with the approved Remediation Statement . In the event that remediation is unable to proceed in accordance with the approved Remediation Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and by Fife Council as Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with Fife Council, works shall not recommence until proposed revisions to the Remediation Statement have been submitted to and approved in writing by Fife Council. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Statement.
5. Following completion of any measures identified in the approved Remediation Statement or any approved revised Remediation Statement a Verification Report shall be submitted to the Fife Council as Planning Authority. Unless otherwise agreed in writing with Fife Council, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Statement or the approved revised Remediation Statement and a Verification Report in respect of those remediation measures has been approved in writing by Fife Council.
6. Prior to the commencement of development, the following shall be submitted for the written approval of the Planning Authority:

A scheme of remedial works to address former coal mining land stability matters identified in the submitted Coal Mining Risk Assessment (NPL Environmental Ltd. November 2018). Following written approval of this scheme of remediation, the implementation of those remedial works shall be undertaken prior to the commencement of the construction of the buildings approved by this planning consent.
7. Following implementation and completion of the approved remediation scheme (required by condition 6) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.
8. BEFORE ANY WORKS START ON SITE, full details of the proposed boundary treatments shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, this shall include 1:20 elevations, material details and a site/plot layout plan to detail their positioning.

Reason(s):

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

3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. To ensure remedial works are carried out to the agreed protocol.
5. To ensure all contamination within the site is dealt with.
6. In order to address matters arising from former coal mining works on site and ensure the land is safe and stable for the proposed development.
7. In order to address matters arising from former coal mining works on site and ensure the land is safe and stable for the proposed development.
8. In the interests of safeguarding visual and residential amenity.

146 **Application No:** 21/00154/OBL

Date Decision Issued: 07/05/2021

Ward: Kirkcaldy Central

Proposal: Modification of Planning Obligation 19/01182/FULL relating to the payment of a commuted sum in lieu of provision of affordable housing on site.

Location: Forth House Abbotshall Road Kirkcaldy Fife KY1 1RU

Applicant: Gary Stenhouse 5 Garvock Hill Dunfermline Scotland KY12 7TZ

Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland Fife KY3 9HS

Application Refused

Reason(s):

1. The justification submitted by the application has failed to provide sufficient evidence to set aside the requirement to provide affordable housing on site. As such, the Planning Obligation is required for the development to be in compliance with Policy 2 of the Adopted FIFEplan (2017) and Fife Council's Affordable Housing Supplementary Guidance (2018).

147 **Application No:** 21/00733/ADV

Date Decision Issued: 26/04/2021

Ward: Kirkcaldy East

Proposal: Display of 6no internally illuminated fascia signs and 1no non-illuminated freestanding sign

Location: Asda Supermarket Mitchelston Industrial Estate Carberry Place Kirkcaldy Fife KY1 3NG

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

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Listed Building Consent for internal and external alterations to form three flatted dwellings including erection of internal walls, erection of first floor extension to rear, formation of dormer to front, alterations to roof, installation of new and replacement windows and installation of rooflights
Address: Property to the rear of 275 High Street, Kirkcaldy, KY1 1JH

Location: Land To Rear Of 275 High Street Kirkcaldy Fife

Applicant: Mr Jack Anderson 2 Kepculloch Road Balfron United Kingdom G63 0SZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the details shown in the approved drawings; the double-glazed timer windows hereby approved shall be slim profile; the window astragals reading through the glazing and forming part of the window construction (not plant-on or sandwich astragals); all in accordance with details which shall have been submitted to and approved in writing by the planning authority in advance of the installation of said windows.
2. Details of crowstep stones to be reinstated or replaced, along with written justification for such reinstatement/replacement and samples of the new stones themselves, shall have been submitted to and approved in writing in advance of their incorporation into this building.
3. Notwithstanding the details shown in the approved drawings, the crowstep stones shown on the west elevation shall be left free of render, with the abutting rendered surface tailed in so that the stones are slightly proud.
4. Raking out and repointing, including protection during the setting period, shall be carried out in accordance with Historic Environment Scotland's Inform Guide: Repointing Rubble Stonework.
5. The rooflights to the north elevation shall be flush with the adjacent slates and incorporate lead flashings.

Reason(s):

1. To preserve the character and appearance of this listed building.
2. To preserve the character and appearance of this listed building.
3. For the avoidance of doubt; to preserve the character and appearance of this listed building, including preserving features of architectural and historic interest.
4. To preserve the character and appearance of this listed building.

To preserve the character and appearance of this listed building, the conservation area, and the visual amenity of the area generally,
5. For the avoidance of doubt as to the works hereby approved; to preserve the character and appearance of this listed building.

149 **Application No:** 21/00887/CLP

Date Decision Issued: 27/04/2021

Ward: Kirkcaldy East

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

Location: 60 Windmill Road Kirkcaldy Fife KY1 2XG

Applicant: Mr Scott Henderson 60 Windmill Road Kirkcaldy Scotland KY1 2XG

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

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use from restaurant (Class 3) to 3 flatted dwellings (Sui Generis) with external alterations including erection of first floor extension to rear, formation of dormer to front, alterations to roof, installation of new and replacement windows and installation of rooflights
Address: Property to the rear of 275 High Street, Kirkcaldy, KY1 1JH

Location: Land To Rear Of 275 High Street Kirkcaldy Fife

Applicant: Mr Jack Anderson 2 Kepculloch Road Balfron United Kingdom G63 0SZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the details shown in the approved drawings; the double-glazed timer windows hereby approved shall be slim profile; the window astragals reading through the glazing and forming part of the window construction (not plant-on or sandwich astragals); all in accordance with details which shall have been submitted to and approved in writing by the planning authority in advance of the installation of said windows.
2. Details of crowstep stones to be reinstated or replaced, along with written justification for such reinstatement/replacement and samples of the new stones themselves, shall have been submitted to and approved in writing in advance of their incorporation into this building.
3. Notwithstanding the details shown in the approved drawings, the crowstep stones shown on the west elevation shall be left free of render, with the abutting rendered surface tailed in so that the stones are slightly proud.
4. Raking out and repointing, including protection during the setting period, shall be carried out in accordance with Historic Environment Scotland's Inform Guide: Repointing Rubble Stonework.
5. The rooflights to the north elevation shall be flush with the adjacent slates and incorporate lead flashings.
6. Before the first occupation of the development hereby approved, acoustic upgrading of the floors shall have been carried out in accordance with the details hereby approved, said upgrading thereafter retained for the lifetime of the development.

Reason(s):

1. To preserve the character and appearance of this listed building, the conservation area and the visual amenity of the area in general
2. To preserve the character and appearance of this listed building, the conservation area, and the visual amenity of the area generally.
3. For the avoidance of doubt; to preserve the character and appearance of this listed building, including preserving features of architectural and historic interest; to preserve the character and appearance of the conservation area and the visual amenity of the area generally.
4. To preserve the character and appearance of this listed building, the conservation area, and the visual amenity of the area generally,
5. For the avoidance of doubt as to the works hereby approved; to preserve the character and appearance of this listed building, the conservation area and the visual amenity of the area generally.
6. In the interests of the residential amenity of the development hereby approved.

151 **Application No:** 20/02103/LBC

Date Decision Issued: 29/04/2021

Ward: Kirkcaldy East

Proposal: Listed building consent for installation of replacement windows

Location: Ground Floor 130 St Clair Street Kirkcaldy Fife KY1 2BZ

Applicant: Mr Alan Stewart 130 St Clair Street Kirkcaldy United Kingdom KY1 2BZ

Agent: David Wilson 14 East King Street Helensburgh United Kingdom G847QL

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Change of use from storage warehouse (Class 6) to industrial unit (Class 5), extension to existing building and external alterations including installation of vehicle access doors and erection of perimeter fence (part retrospect) (removal of existing storage containers)

Location: NHS Fife Supplies Unit 7 Mitchelston Industrial Estate Midfield Road Kirkcaldy Fife KY1 3NL

Applicant: Mr Peter Lambie Unit 7 Midfield Road Mitchelson Ind. Est. Kirkcaldy Scotland KY1 3NL

Agent: John Robb 78 King Street Crieff Scotland PH7 3HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 6 weeks of planning permission being approved, the fencing adjacent to the public road between the 2 vehicular accesses must be removed and relocated to the rear of the street lighting columns.
2. Prior to the new business use commencing, there shall be provided within the curtilage of the site 35 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 001 (Site Plan). The parking spaces shall be retained for the lifetime of the development.
3. Prior to the new business use commencing, the vehicle manoeuvring and servicing areas shown on Drawing No 01A (Site Plan) shall be provided and retained for vehicular use for the lifetime of the development.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure that the public road boundary is maintained free of all obstructions.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate manoeuvring and servicing facilities and efficient usage of the areas.
4. To ensure all contamination within the site is dealt with.

Ward: Kirkcaldy East
Proposal: Erection of dwellinghouse and detached garage (in retrospect)
Location: 91A Normand Road Dysart Kirkcaldy Fife KY1 2XR
Applicant: Mr Willie Stewart Caravan 91A Normand Road Dysart Scotland KY1 2XR
Agent: Gordon Morton Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
2. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
3. THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the remediation works outlined in the approved Phase 2 Contaminated Land assessment dated 21.1.21. In the event that remedial action is unable to proceed in accordance with the approved Phase 2 Contaminated Land assessment dated 21.1.21 or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.

154 **Application No:** 20/02104/FULL

Date Decision Issued: 30/04/2021

Ward: Kirkcaldy East

Proposal: Installation of replacement windows to shopfront

Location: Ground Floor 130 St Clair Street Kirkcaldy Fife KY1 2BZ

Applicant: Mr Alan Stewart 130 St Clair Street Kirkcaldy Scotland KY1 2BZ

Agent: David Wilson 14 East King Street Helensburgh United Kingdom G847QL

Application Permitted - no conditions

155 **Application No:** 20/03266/FULL

Date Decision Issued: 07/05/2021

Ward: Kirkcaldy East

Proposal: Change of use from retail unit (Class 1) to hot food takeaway (Sui Generis)

Location: 95 St Clair Street Kirkcaldy Fife KY1 2BS

Applicant: Mr Rocco Gallo 73 Balwearie Road Kirkcaldy Scotland KY2 5LT

Agent: David T Smith Architectural Services 4 Abden Place Kinghorn Scotland KY3 9TZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the terms of Class 3 of the Schedule to The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a tearoom for the preparation and sale of coffee, teas, soft drinks, sandwiches, paninis, toasties, hot and cold pastas, bakery products and other similar goods whose preparation does not give rise to unacceptable cooking levels or odour generation. FOR THE AVOIUDANCE OF DOUBT there shall be no deep fat frying or other cooking methods which would be detrimental to the amenity of the adjoining property unless otherwise agreed in writing with Fife Council as Planning Authority before such practices occur.

Reason(s):

1. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located above the application site.

156 **Application No:** 21/00592/LBC

Date Decision Issued: 10/05/2021

Ward: Kirkcaldy East

Proposal: Listed Building Consent for internal and external alterations including installation of replacement windows and doors

Location: Sinclairtown Library Loughborough Road Kirkcaldy Fife KY1 3DB

Applicant: Shine Properties Radleigh House 1 Golf Road Glasgow Scotland G76 7HU

Agent: Andrew Megginson Andrew Megginson Architecture 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

Application Permitted - no conditions

157 **Application No:** 21/00593/FULL

Date Decision Issued: 12/05/2021

Ward: Kirkcaldy East

Proposal: Change of use from public library (Class 10) to 7 flatted dwellings (Sui Generis) and external alterations including the formation of doors and windows (Amendment to 19/03079/FULL for alterations to windows to rear)

Location: Sinclairtown Library Loughborough Road Kirkcaldy Fife KY1 3DB

Applicant: Shine Properties Radleigh House 1 Golf Road Glasgow Scotland G76 7HU

Agent: Andrew Megginson Andrew Megginson Architecture 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

Application Permitted - no conditions

158 **Application No:** 20/02067/FULL

Date Decision Issued: 23/04/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 152 Harris Drive Kirkcaldy Fife KY2 6SA

Applicant: Mr John Matthew 152 Harris Drive Kirkcaldy Scotland KY2 6SA

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

Application Permitted - no conditions

159 **Application No:** 21/00418/ADV

Date Decision Issued: 26/04/2021

Ward: Kirkcaldy North

Proposal: Installation of 28no. internally illuminated and non-illuminated signs

Location: KFC 14 Fife Central Retail Park Chapel Park Kirkcaldy Fife KY2 6QL

Applicant: Euro Garages Ltd Euro House Beehive Trading Park Haslingden Road
Blackburn England BB1 2EE

Agent: Jo Edwards Millars Three Southmill Road BishopsStortford Herts CM23 3DH

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Alterations and extension to restaurant (Class 3), formation of outside eating area, formation of drive thru and amendment to parking layout

Location: Frankie & Bennys 15 Fife Central Retail Park Chapel Park Kirkcaldy Fife KY2 6QL

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

Agent: David Wilson The Exchange 130 Cubie Street Glasgow United Kingdom G40 2AF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. Prior to the restaurant and drive-thru becoming operational, there shall be provided within the curtilage of the site 28 car parking spaces (inclusive of 2 EV charging point spaces and 3 accessible spaces) and 4 additional motorcycle spaces, in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No PL-SP-02 Rev A. The parking spaces shall be retained for the lifetime of the development.
3. Prior to the restaurant and drive-thru becoming operational, there shall be provided within the curtilage of the site 8 covered, safe and secure cycle parking spaces in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No PL-SP-02 Rev A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

161 **Application No:** 21/00760/FULL

Date Decision Issued: 13/05/2021

Ward: Kirkcaldy North

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

Location: 7 Dean Park Gardens Kirkcaldy Fife KY2 6XX

Applicant: Mr Dan Hall 7 Dean Park Gardens Kirkcaldy Fife KY2 6XX

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

162 **Application No:** 21/00765/FULL

Date Decision Issued: 13/05/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to front of dwellinghouse

Location: 73 Duddingston Drive Kirkcaldy Fife KY2 6JS

Applicant: Ms Katherine Easson 73 Duddingston Drive Kirkcaldy Scotland KY2 6JS

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

Application Permitted - no conditions

163 **Application No:** 21/00960/FULL

Date Decision Issued: 13/05/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to side of dwellinghouse

Location: 9 Hopetoun Place Kirkcaldy Fife KY2 6TY

Applicant: Mr Adam Young 9 Hopetoun Place Kirkcaldy UK KY2 6TY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Leven, Kennoway And Largo

Proposal: Erection of shed

Location: Balgrie Bank Cottage Baintown Leven Fife KY8 5SL

Applicant: Mr Kenny Johnston Balgrie Bank Cottage Baintown Leven Scotland KY8 5SL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed shed hereby approved shall only be used for storage and domestic purposes which are incidental to the enjoyment of the main dwellinghouse and no trade or business shall be carried out therefrom. Furthermore, the proposed shed shall not be sold separately, leased or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or business and ensure compliance with the Development Plan; in the interests of residential amenity.

165 **Application No:** 21/00452/ADV

Date Decision Issued: 22/04/2021

Ward: Leven, Kennoway And Largo

Proposal: Display of one non-illuminated fascia sign

Location: 7 Durie Street Leven Fife KY8 4EZ

Applicant: Mr Craig Boyd 7 Durie Street Leven Fife KY8 4EZ

Agent:

Application Permitted - no conditions

166 **Application No:** 21/00453/FULL

Date Decision Issued: 22/04/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations to shopfront

Location: 7 Durie Street Leven Fife KY8 4EZ

Applicant: Mr Craig Boyd 7 Durie street Leven Fife KY8 4EZ

Agent:

Application Permitted - no conditions

167 **Application No:** 21/00506/FULL

Date Decision Issued: 23/04/2021

Ward: Leven, Kennoway And Largo

Proposal: Conversion of integral garage to form habitable living space including installation of new windows

Location: Hawthorns Lalathan Farm Leven Fife KY8 5SG

Applicant: Mr Ken Carnie Hawthorns Lalathan Farm Kennoway Leven United Kingdom KY8 5SG

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement windows

Location: Kinfauns 17 South Feus Upper Largo Leven Fife KY8 6EQ

Applicant: Mr Charles Laird Kinfauns 17 South Feus Upper Largo Scotland KY8 6EQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Upper Largo Conservation Area is maintained.

169 **Application No:** 21/00680/LBC

Date Decision Issued: 30/04/2021

Ward: Leven, Kennoway And Largo

Proposal: Listed Building Consent for internal alterations to dwellinghouse.

Location: The Net House 1 Drummochy Road Lower Largo Leven Fife KY8 6BZ

Applicant: Mr Ewen Macaskill The Net House Drummochy Road Lower Largo Scotland KY8 6BZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all existing plaster cornices, skirtings and surrounds shall be retained and continued around the new partitions.

Reason(s):

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

170 **Application No:** 21/00630/FULL

Date Decision Issued: 04/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey garage extension to side of dwellinghouse

Location: 6 Bridgend Gardens Windygates Leven Fife KY8 5BP

Applicant: Mr G Anderson 6 Bridgend Gardens Windygates Leven Fife KY8 5BP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

171 **Application No:** 21/00966/CLP

Date Decision Issued: 06/05/2021

Ward: Leven, Kennoway And Largo

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

Location: 105 Waggon Road Leven Fife KY8 4DD

Applicant: Mrs Linda Bell 105 Waggon Road Leven Scotland KY8 4DD

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of dwellinghouse (substitution of housetype on plot 28 - amendment to 17/01682/FULL)
Location: Land To East Of Cupar Road Leven Fife
Applicant: Campion Homes Campion Homes Building Pitreavie Drive Dunfermline Scotland KY11 8US
Agent: Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided within the curtilage of the site. The off street parking spaces shall be retained for the purposes of off street parking for the entire duration of the development.
2. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a Validation Report in respect of the measures undertaken in the agreed Remediation Strategy within Scott Bennett Associates Voluntary Remediation Statement, March 2016 submitted under planning application reference 15/03936/FULL shall be submitted to the planning authority. No part of the application site shall be brought into use until written agreement of the Validation Report has been issued by the planning authority.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

4. BEFORE ANY WORKS START ON SITE, full details of the proposed boundary treatments shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, this shall include 1:20 elevations, material details and a site/plot layout plan to detail their positioning.

Reason(s):

1. In the interest of road safety; to ensure that adequate off street parking is provided and remains in perpetuity to accommodate this dwellinghouse.
2. In the interests of contaminated land remediation; to ensure the remediation measures have been completed and the land is suitable for the proposed development.
3. To ensure all contamination within the site is dealt with.
4. In the interests of safeguarding visual and residential amenity.

Ward: Leven, Kennoway And Largo
Proposal: Erection of dwellinghouse (substitution of housetype - amendment to planning permission reference 10/01128/FULL)
Location: West Meetings Leven Fife KY8 5RX
Applicant: Mrs Julie Brownlie West Meetings Windygates Leven UK KY8 5RX
Agent: John Blair 2b Bank Street Alloa United Kingdom FK10 1HP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The existing visibility splays of 3.0m x 210m shall be maintained clear of all obstructions exceeding 1.05m in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines.
2. BEFORE ANY WORKS START ON SITE, details of the location, design and construction of passing places shall be submitted for approval in writing by this Planning Authority. The passing places shall be provided at a spacing of not more than 100 metres apart and shall be inter-visible along the length of the access. The passing places shall be completed and available for use PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE.

Reason(s):

1. In the interest of road safety. To ensure the provision of adequate visibility at road junctions, etc.
2. Reason: In the interests of road safety; to avoid the possibility of unnecessary reversing of vehicles, particularly onto the public road.

Ward: Leven, Kennoway And Largo

Proposal: Erection of bird hide

Location: Silverburn Park Largo Road Leven Fife

Applicant: James Young No 3 Cottage Silverburn Park Largo Road Leven UK KY8 5PU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Change of use of part of church (Class 10) to community centre and cafe (Class 3) with ancillary hot-food takeaway including raised door opening and installation of replacement door, installation of flue and repainting
Location: The Aurrie Main Street Lower Largo Leven Fife KY8 6BT
Applicant: Mr Andrew Duff Tenterfield Stables Dunbar Road Haddington United Kingdom EH41 3JU
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The colour of the flue is hereby not approved. Details of the colour shall be submitted to Fife Council as Planning Authority for approval in writing prior to the flue being installed.
2. Prior to the operation of the cafe and takeaway, details including locations of external litter/waste bins in the local area should be provided along with the details of any new ones proposed to be installed by the operator to deal with waste and litter shall be submitted to this Planning Authority for its prior approval. Thereafter all approved new unit(s) installed by the operator shall be installed and maintained and regularly emptied as and when necessary and shall remain in the approved location in perpetuity unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of protecting the character of the building and surrounding conservation area.
2. In the interests of protecting local amenity.

176 **Application No:** 21/00684/FULL

Date Decision Issued: 12/05/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to front of dwellinghouse

Location: 1 Donaldsons Court Lower Largo Leven Fife KY8 6DX

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

Agent: GORDON MORTON Lomond Cottage 1 Regent Terrace Dunshalt Scotland KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Listed Building Consent for the removal of an external staircase to dwellinghouse, installation of rooflights, installation of CCTV system and internal alterations to dwellinghouse and refurbishment of outbuilding (work completed)
Location: Balguthrie 102 Main Street Lower Largo Leven Fife KY8 6BP
Applicant: Mr Duncan Campbell Balguthrie 102 Main Street Lower Largo Leven Fife KY8 6BP
Agent: Danny Campbell Tayhouse 300 Bath Street Glasgow G2 4JR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed window on the rear elevation shall be timber framed vertically sliding sash and case, traditionally constructed to match the existing windows and painted white with no visible trickle vents and thereafter permanently maintained as such.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type with a central bar.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the existing traditional windows on the Category C Listed Building within the Conservation Area is maintained.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Lower Largo Conservation Area.

178 **Application No:** 20/02380/CLE

Date Decision Issued: 20/04/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (Existing) for use of external space as beer garden (in retrospect)

Location: West End Bar 11 Main Street Lochgelly Fife KY5 9AG

Applicant: Mrs Lori Bratley Blenheim House Blenheim House Foxhole Road, Ackhurst Park, Chorley PR7 1NY

Agent: Toni Coppola 12 Lady Nina Squ. Coaltown Of Balgonie Fife Ky76hn

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of detached triple domestic garage to rear and pitch-roofed extension to attached single domestic garage to form single storey extension to side of dwellinghouse
Location: 41 Launcherhead Road Lochgelly Fife KY5 9EQ
Applicant: Mr Joe Dignan 41 Launcherhead Road Lochgelly KY5 9EQ
Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. Prior to the new garage coming into use, the construction of any widening of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the new garage coming into use, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the new garage coming into use, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 004. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

180 **Application No:** 21/00724/FULL

Date Decision Issued: 26/04/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Durward Street Lochore Lochgelly Fife KY5 8EE

Applicant: Mr Bryan Bennie 3 Durward Street Lochore KY5 8EE

Agent: Robin Manson 8 Panmure Place Kirkcaldy KY2 6JY

Application Permitted - no conditions

181 **Application No:** 21/01130/ADV

Date Decision Issued: 29/04/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Display of various illuminated and non-illuminated signage

Location: 183 - 185 Station Road Bowhill Cardenden Lochgelly Fife KY5 0BN

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

Agent: Robert Burns Redforrest House Queens Court North Earlsway Gateshead
NE11 0BP

Application Permitted - no conditions

182Application No: 21/00633/CLP

Date Decision Issued: 30/04/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Jamphlars Place Bowhill Cardenden Lochgelly Fife KY5 0NT

Applicant: Mr Gavin Smith 3 Jamphlars Place Bowhill Cardenden KY5 0NT

Agent:

Application Permitted - no conditions

183 **Application No:** 21/00854/CLP

Date Decision Issued: 06/05/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (Proposed) for installation of window to side of dwellinghouse

Location: 11 Geatons Road Lochgelly Fife KY5 9HR

Applicant: Mr Craig Scally 11 Geatons Road Lochgelly KY5 9HR

Agent: William McNee 23 The Beeches Lochgelly KY5 9QB

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of one holiday chalet and one residential chalet providing supported care (in retrospect), all for a period of ten years
Location: Benarty House Benarty Kelty Fife KY4 0HT
Applicant: Mrs Barbara Constable Benarty House Benarty House Ballingry KELTY United Kingdom KY4 0HT
Agent: Rod McCrae 12 Abbey Park Place Dunfermline UK KY12 7PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The two log cabins hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse (Benarty House) and not used or sold as permanent separate dwellinghouses.
2. The development authorised by this permission shall either be removed and the land restored to the satisfaction of this planning authority, or a further application for an extension submitted, on or before ten years from the date of this consent.
3. Within three months of the date of this consent, and in so far as not already provided, a 3m x 100m oncoming visibility splay to a point measured 0.5 metres out from the nearside public road channel line shall have been provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. This visibility splay shall be retained for the lifetime of the development hereby approved.
4. Within three months of the date of this consent, and in so far as not already provided, a 3m x 140m visibility splay in the west direction shall have been provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. This visibility splay shall be retained for the lifetime of the development hereby approved.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of additional permanent dwellinghouses.
2. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
3. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of industrial unit (Class 4) and modular laboratory/office/welfare accommodation with associated works including siting of 9no. storage containers, erection of fencing and formation of car parking
Location: Commscope Technologies The Avenue Lochgelly Fife KY5 9HG
Applicant: Mr Graham Barker Salts Mill Saltaire west Yorkshire England BD18 3LF
Agent: Peter Kerridge Cornerstone 60 South Gyle Crescent Edinburgh Scotland EH12 9EB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

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

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

those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

4. Prior to the occupation of either the industrial building or office accommodation, the access bellmouth from the public road shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. A minimum throat width of 5.5 metres with 6 metre radius kerbs shall be provided and constructed in accordance with the current Fife Council Transportation Development Guidelines for a length of 6 metres from the adjoining road channel line. Flush heel kerbing shall be installed to delineate the rear of the public road boundary.
5. Prior to the occupation of either the industrial building or office accommodation, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
6. Prior to the occupation of either the industrial building or office accommodation, visibility splays 3m x 140 m shall be provided to the east and west and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. These visibility splays shall be maintained for the lifetime of the development.
7. Prior to the occupation of either the industrial building or office accommodation, there shall be provided within the curtilage of the site 17 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development and a minimum manoeuvring aisle width of 5.5 metres shall be provided to the rear of all the spaces.
8. Prior to any construction work commencing on site, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
9. Prior to the installation of the approved SUDS scheme, confirmation from Scottish Water detailing the acceptance of the onward flow of surface water at the specified rate, shall be submitted to Fife Council as Planning Authority for approval. Once approved, the approved SUDS scheme shall be constructed on site in full before any of the approved units come into use.
10. Prior to the installation of the approved bio disc unit, confirmation from SEPA detailing the acceptability of the treated foul water discharging to the surface water sewer, shall be submitted to Fife Council as Planning Authority for approval. Once approved, the approved bio disc unit shall be constructed on site in full before any of the approved units come into use.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
9. In the interest of flood prevention; to ensure the approved SUDS scheme can adequately deal with surface water.
10. In the interest of preventing pollution; to ensure foul water is adequately dealt with.

186 **Application No:** 21/00492/FULL

Date Decision Issued: 20/04/2021

Ward: Rosyth

Proposal: Revised application for single storey extension to side, and porch extension and installation of raised deck to front of dwellinghouse

Location: 10 The Old Orchard Limekilns Dunfermline Fife KY11 3HS

Applicant: Ms Michelle Coup 10 The Old Orchard Limekilns KY11 3HS

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

187 **Application No:** 21/00345/FULL

Date Decision Issued: 23/04/2021

Ward: Rosyth

Proposal: External alterations to industrial buildings including formation of access ramps, installation of windows, doors, installation of vehicular access doors and alterations to car park

Location: Land To The East Of Fairykirk Road Rosyth Fife

Applicant: Strategic Commercial Investments Ltd 4C New Mart Road Edinburgh Scotland EH14 1RL

Agent: Lucy Moroney 54 Island Street Galasheils Scottish Borders Scotland TD1 1NU

Application Permitted - no conditions

Ward: Rosyth
Proposal: Erection of garden room to rear of dwellinghouse
Location: 5 East Harbour Road Charlestown Dunfermline Fife KY11 3EA
Applicant: Mr and Mrs Erik and Katie Thomson 5 East Harbour Road Charlestown KY11 3EA
Agent: Kathryn Thomson 23 Ben Sayers Park North Berwick EH39 5PT

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

189 **Application No:** 21/01149/CLP

Date Decision Issued: 30/04/2021

Ward: Rosyth

Proposal: Certificate of lawfulness (proposed) for installation of French windows and formation of Juliet balcony

Location: 65 Grampian Road Rosyth Fife KY11 2EY

Applicant: Mr Rodger 65 Grampian Road Rosyth Fife KY11 2EY

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

Application Permitted - no conditions

190 **Application No:** 21/01118/CLP

Date Decision Issued: 06/05/2021

Ward: Rosyth

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

Location: 72 Park Road Rosyth Fife KY11 2JL

Applicant: Mrs Christine Pennells 72 Park Road Rosyth Scotland KY11 2JL

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

Application Permitted - no conditions

191 **Application No:** 20/03128/CLP

Date Decision Issued: 13/05/2021

Ward: Rosyth

Proposal: Certificate of Lawfulness for the conversion of two dwellinghouses to form a single dwellinghouse and external alterations including the installation of solar panels and the blocking up of/installation of windows and a door

Location: 1 Capernaum Court Limekilns Fife KY11 3JB

Applicant: Mr D Tarrant 1 Capernaum Court Limekilns Fife KY11 3JB

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

Application Permitted - no conditions

192 **Application No:** 20/03270/FULL

Date Decision Issued: 13/05/2021

Ward: Rosyth

Proposal: External alterations to hotel including installation of doors to form first floor balconies and ground floor raised platform

Location: Elgin Hotel Main Road Charlestown Dunfermline Fife KY11 3EE

Applicant: Mr Steven Campbell The Elgin Hotel Main Street Charlestown Scotland KY11 3EE

Agent: Ewan Campbell Inglewood House Inglewood House Tullibody Road Alloa Scotland FK10 2HU

Application Permitted - no conditions

193 **Application No:** 20/03226/FULL

Date Decision Issued: 21/04/2021

Ward: St. Andrews

Proposal: Erection of awning and formation of hardstanding

Location: 12 North Street St Andrews Fife KY16 9PW

Applicant: St Andrews Preservation Trust St Andrews Preservation Trust Museum 12
North Street St Andrews Fife KY16 9PW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

194 **Application No:** 20/03063/CLE

Date Decision Issued: 23/04/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for Change of Use from HMO flatted dwelling (3 persons) HMO flatted dwellings (4 persons)

Location: 43E South Street St Andrews Fife KY16 9QR

Applicant: Mr & Mrs H. Lohoar Drumcarrow Craig Denhead St Andrews U.k. KY16 8PB

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Replacement windows to doors and door to window, additional windows and rooflight and erection of fence
Location: 67 Hepburn Gardens St Andrews Fife KY16 9LS
Applicant: Mr Callum Crowe And Ms Emma Bankhead Atlantis 67 Hepburn Gardens St Andrews United Kingdom KY16 9LS
Agent: Philip Flockhart 38 Young Street North Lane Edinburgh United Kingdom EH2 4JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the stone infills to the new window and door openings shall be in natural stone of a stone type, colour, coursing and finish which matches the existing natural stone work on the building.
2. A traditional mortar mix shall be used on all natural stonework, consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this traditional building located within the Hepburn Gardens Conservation Area.
2. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of this traditional building located within the Hepburn Gardens Conservation Area.

196 **Application No:** 21/00328/FULL

Date Decision Issued: 23/04/2021

Ward: St. Andrews

Proposal: First floor extension to side and dormer extension to front of dwellinghouse

Location: 7 Irvine Crescent St Andrews Fife KY16 8LG

Applicant: Ms Catherine O'Leary 7 Irvine Crescent St Andrews Fife KY16 8LG

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Application for Approval of Matters Specified by Condition of 18/00280/EIA for Link Road (Section 2(a)) and secondary roads, including associated footpaths, green network infrastructure and landscaping associated with St Andrews SDA
Location: Land To West Andrew Melville Hall North Haugh St Andrews Fife
Applicant: St Andrews West LLP New Technology Centre North Haugh St Andrews United Kingdom KY16 9SR
Agent: David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE DEVELOPMENT STARTS ON SITE, an updated layout plan shall be submitted for the written approval of Fife Council as planning authority which shall show the positions of pedestrian crossing locations on the roads. The pedestrian crossing points shall thereafter be available for use prior to opening of the roads for public use.
2. Should the Core Path through the site need to be temporarily closed, an alternative route shall be made available in accordance with the approved Strategic Infrastructure Delivery Plan prior to the Core Path being closed.
3. The native hedgerow shall be planted within the first planting season following completion of the south-north footway/ cycleway through this application site.
4. BEFORE CONSTRUCTION STARTS ON SITE, a Scheme of Works designed to mitigate the effects on sensitive premises/ areas (i.e neighbouring properties and road) of dust, noise and vibration from the proposed development shall be submitted and approved in writing by Fife Council as Planning Authority for written approval. The use of British Standard BS 5228: Part 1: 2009 (Noise and Vibration Control on Construction and Open Sites) and BRE Publication BR456 - February 2003 (Control of Dust from Construction and Demolition Activities) should be consulted. The dust control measures shall reflect the conclusions of the Air Quality Assessment submitted with the application. The Scheme of Works shall provide details of the proposed working times for the site during construction, compound locations and parking areas. Development shall take place in accordance with the details approved through this condition.
5. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In the interest of road safety and to ensure the provision of adequate pedestrian facilities.
2. To ensure access is retained.
3. To mitigate the loss of the previous hedgerow.
4. To protect residential amenity during the works.
5. To ensure any archaeology within the site is recorded in accordance with SPP.

198 **Application No:** 21/01101/CLP

Date Decision Issued: 27/04/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for formation of new window openings to front of dwellinghouse

Location: 49 Sunnyside Strathkinness Fife KY16 9XP

Applicant: Mrs Irene Bennie 47 Sunnyside Strathkinness Scotland KY16 9XP

Agent: Amy McEwan The Loft The Tattie Kirk Cow Wynd Falkirk Scotland FK1 1PU

Application Permitted - no conditions

199 **Application No:** 21/01138/CLP

Date Decision Issued: 28/04/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for change of use from guest house to short term letting accommodation

Location: Glenderran 9 Murray Park St Andrews Fife KY16 9AW

Applicant: MGD Estates 12 Abbey Street St Andrews Fife UK KY16 9LA

Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Listed Building Consent for internal alterations and replacement of existing window glass with double glazing
Location: 14 Hope Street St Andrews Fife KY16 9HJ
Applicant: Mr Christopher Dale 74 Portland Road London UK W11 4LQ
Agent: Lorn Macneal 3 St Vincent Street Edinburgh Scotland EH3 6SW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE TO REPLACE THE GLASS ON THE EXISTING WINDOWS, a 1:20 existing and proposed sectional detail of the windows, including a full specification of the proposed glass shall be submitted for PRIOR approval in writing by the Planning Authority.

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

2. BEFORE ANY WORKS START ON SITE, the location, detail and colour of all proposed external roof vents/cowls shall be submitted for PRIOR approval in writing by the Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed alterations to the windows would not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed external details would not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.

201 **Application No:** 20/03121/FULL

Date Decision Issued: 30/04/2021

Ward: St. Andrews

Proposal: Change of use from flatted dwelling (sui generis) to short-term holiday let (sui generis) (in retrospect)

Location: 46 Bobby Jones Place St Andrews Fife KY16 8TJ

Applicant: Mr John Gribbon 46 Bobby Jones Place St Andrews UK KY16 8TJ

Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

Reason(s):

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.

202Application No: 21/00498/FULL

Date Decision Issued: 30/04/2021

Ward: St. Andrews

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

Location: 1 Sunnyside Strathkinness St Andrews Fife KY16 9XP

Applicant: Mr Clark Niven 1 Sunnyside Strathkinness St Andrews Fife KY16 9XP

Agent:

Application Permitted - no conditions

203 **Application No:** 21/00636/FULL

Date Decision Issued: 04/05/2021

Ward: St. Andrews

Proposal: Two storey extension to rear of dwellinghouse

Location: Little Hayes 2 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Mr and Mrs P Nielsen Little Hayes 2 St Leonards Road St Andrews Fife KY16 9DY

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

Application Permitted - no conditions

204 **Application No:** 21/00664/ADV

Date Decision Issued: 04/05/2021

Ward: St. Andrews

Proposal: Display of one non-illuminated fascia sign and one non-illuminated projecting sign

Location: 12 Bell Street St Andrews Fife KY16 9UX

Applicant: Mrs Vanessa Dury 11A Strathkinness High Road KY16 9UA St Andrews United Kingdom KY16 9UA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT; the projecting sign is to be erected so that no sign is positioned nearer than 450 mm from the carriageway edge and that a clearance height of not less than 2.25 metres is maintained above footway level.

Reason(s):

1. In the interests of road safety; to ensure that adequate clearance is maintained above the pedestrian footway and from the road to ensure safe pedestrian and vehicular movement.

205Application No: 20/03210/FULL

Date Decision Issued: 06/05/2021

Ward: St. Andrews

Proposal: Formation of vehicular access to front of dwellinghouse

Location: 40 Largo Road St Andrews Fife KY16 8RW

Applicant: Dr Roger Griffiths Heathcote 40 Largo Road St Andrews Scotland KY16 8RW

Agent:

Application Refused

Reason(s):

1. In the interests of safeguarding the visual amenity and the historic character of the St. Andrews townscape located on a principal approach road; the vehicular access would result in the complete loss of the front garden and most of the traditionally constructed front boundary wall and the visual impact of the parking area would not be satisfactorily mitigated due to the visibility requirements set by Transportation Development Management, all of which would be contrary to the requirements set by Scottish Planning Policy (2020) including SPP (Valuing the Historic Environment), Designing Streets, Policies 1, 10, and 14 of The Adopted FIFEplan (2017), Making Fife's Places - Supplementary Guidance (2018), and St. Andrews Design Guidelines (2011) and would set an undesirable precedent locally.

206Application No: 20/03216/FULL

Date Decision Issued: 06/05/2021

Ward: St. Andrews

Proposal: Formation of vehicular access to front of dwellinghouse

Location: 38 Largo Road St Andrews Fife KY16 8RW

Applicant: Mr Rudi Taylor 38 Largo Road St Andrews Scotland KY16 8RW

Agent:

Application Refused

Reason(s):

1. In the interests of safeguarding the visual amenity and the historic character of the St. Andrews townscape located on a principal approach road; the vehicular access would result in the complete loss of the front garden and most of the traditionally constructed front boundary wall and the visual impact of the parking area would not be satisfactorily mitigated due to the visibility requirements set by Transportation Development Management, all of which would be contrary to the requirements set by Scottish Planning Policy (2020) including SPP (Valuing the Historic Environment), Designing Streets, Policies 1, 10, and 14 of The Adopted FIFEplan (2017), Making Fife's Places - Supplementary Guidance (2018), and St. Andrews Design Guidelines (2011) and would set an undesirable precedent locally.

Ward: St. Andrews
Proposal: Change of use from guest house to form two dwellinghouses, erection of fencing and installation of 2 no. windows.
Location: Dukeside House Balone Craigtoun St Andrews Fife KY16 8NS
Applicant: Mr Stuart MacKenzie Dukeside Lodge 1 Balone Craigtoun Park St Andrews Scotland KY16 8NS
Agent: Malcolm McCallie Suite 2, Abtel Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first occupation of each of the proposed dwellinghouses, there shall be 3 No. off street parking spaces provided for that dwellinghouse. A total of 6 No. off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines as is shown on Drawing No. 102 REV A. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

Ward: St. Andrews
Proposal: Change of use from flatted dwelling (sui generis) to short-term holiday accommodation (sui generis)
Location: 32C The Scores St Andrews Fife KY16 9AS
Applicant: Ms Netti Dobie Kilimia Farm North Kitengela Kajjado Box 15-00502 Nairobi Kenya
Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

Reason(s):

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.

209Application No: 21/00842/FULL

Date Decision Issued: 11/05/2021

Ward: St. Andrews

Proposal: Alterations and extension to dwellinghouse

Location: 5 Andrew Lang Crescent St Andrews Fife KY16 8YL

Applicant: Mingzhou Chen 5 Andrew Lang Crescent St Andrews Fife KY16 8YL

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Display of two externally illuminated fascia signs

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All masonry holes left from the removal of the existing signage shall be made good to the satisfaction of this Planning Authority PRIOR to the new signage being installed using traditional lime mortar (no cement) of a colour to match the existing surrounding masonry.
2. All signage fixings shall be made into mortar joints of the stonework and not directly into the masonry where feasibly possible.

Reason(s):

1. In the interests of visual amenity; to ensure that the required repairs to the masonry following the removal of the existing signage are carried out and do not detract from the character and appearance of this Category B Listed Building and the St. Andrews Conservation Area within which the site is located.
2. To reserve the rights of the Planning Authority with respect to the location of the signage fixtures to minimise damage to the existing masonry.

211 **Application No:** 21/00170/LBC

Date Decision Issued: 12/05/2021

Ward: St. Andrews

Proposal: Listed Building Consent for externally illuminated fascia signs

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All masonry holes left from the removal of the existing signage shall be made good to the satisfaction of this Planning Authority PRIOR to the new signage being installed using traditional lime mortar (no cement) of a colour to match the existing surrounding masonry.
2. All signage fixings shall be made into mortar joints of the stonework and not directly into the masonry where feasibly possible.

Reason(s):

1. In the interests of visual amenity; to protect the external character and appearance of this Category B Listed Building.
2. To reserve the rights of the Planning Authority with respect to the location of the signage fixtures to minimise damage to the existing masonry.

212Application No: 21/00434/FULL

Date Decision Issued: 12/05/2021

Ward: St. Andrews

Proposal: Installation of bronze plaques in paved area

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

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

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

Application Permitted - no conditions

213 **Application No:** 21/00740/FULL

Date Decision Issued: 12/05/2021

Ward: St. Andrews

Proposal: Installation of replacement roof slates and installation of 2no rooflights

Location: Lorimer House 19 Murray Park St Andrews Fife KY16 9AW

Applicant: Mr David Finlay Lorimer House 19 Murray Park St Andrews United Kingdom
KY16 9AW

Agent:

Application Permitted - no conditions

214 **Application No:** 21/01013/CLE

Date Decision Issued: 14/05/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for change of use from flatted dwelling (Sui Generis) to HMO for 3 people (Sui Generis)

Location: Westview House Lower Westview St Andrews Fife KY16 9ED

Applicant: Dr Iain Findlay Priorshill Knox Avenue Bridge of Weir Renfrewshire PA11 3AR

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Installation of 1 no. dormer to the front of the dwellinghouse, 2 no. dormers to the rear, adding 3 rooflights and raising the roof ridge (slightly)

Location: 2 Spearhill Road Tayport Fife DD6 9HT

Applicant: Mr & Mrs David & Pamela Sanderson 44 William Street Tayport United Kingdom DD6 9HQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full specification details, including size, of the rooflights shall be submitted for PRIOR approval in writing by the planning Authority.

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

2. The first floor shower room dormer window shall be fitted with obscure glazing upon installation and be permanently maintained as such.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.
2. In the interests of safeguarding the privacy and amenity of the neighbouring properties.

Ward: Tay Bridgehead
Proposal: Erection of a single 25kW wind turbine (31.6m to blade tip) with associated infrastructure including formation of vehicular access
Location: Bottomcraig Steading Bottomcraig Newport On Tay Fife DD6 8RN
Applicant: Eocycle UK Ltd. 9 9 Ashfield Avenue Birmingham England B14 7AT
Agent: Dave Anderson 272 Bath Street Bath Street Glasgow Scotland G2 4JR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The permission hereby granted shall be for a period of twenty five years from the date of commissioning by which time, unless with the express prior approval of the Planning Authority, the wind turbine, any buildings or ancillary equipment shall be dismantled and removed from the site, and the ground fully reinstated to the satisfaction of Fife Council as Planning Authority.
2. In the event that the wind turbine does not produce electricity for a continuous period of six months then it shall be deemed to have ceased to be required and, unless otherwise agreed in writing with the Planning Authority, the wind turbine and its ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated in accordance with a ground restoration plan to be submitted for the written approval of Fife Council as Planning Authority prior to the commissioning of the turbine.
3. The wind turbine including the tower and blades shall be finished in a non-reflective grey colour with a matt or semi-matt finish. The exact detail of the colour shall be agreed in writing with Fife Council as Planning Authority prior to work commencing on site. Thereafter the development shall be carried out in accordance with these approved details.
4. Prior to the commencement of works, a detailed plan shall be submitted to and agreed in writing with the Council as Planning Authority showing the route of the proposed cabling as well as details of the making good of any excavated ground. This shall also detail the positions of any trees and hedgerows in the proximity of the cable and any measures required to minimise harmful impacts resulting from these works (in accordance with BS5837 Trees in Relation to Construction) Thereafter all works shall be undertaken in full accordance with the agreed details.
5. Noise arising from the wind turbine shall not exceed a La90(min) of 35 dB at the nearest noise sensitive premises. The foregoing condition shall apply at all wind speeds not exceeding 10 m/s, as measured at a height of 10m above ground at the wind turbine site. Within 3 months of the commencement of development, the developer shall provide written evidence to the local planning authority to demonstrate that the above condition has been achieved at neighbouring residential premises.
6. Prior to the first vehicular use of the development site, visibility splays of 3m x 66m shall be provided to the West and 3m x 80m shall be provided to the East at the junction of the vehicular crossing and the C64 public road and thereafter maintained for the lifetime of the development, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
7. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted for the approval of the Planning Authority, after consultation with Transport Scotland. While not exhaustive, this shall include details of any additional signing or Temporary Traffic Management or control measures deemed necessary due to the size or length of any loads being delivered or removed during the construction phase. This must be undertaken by a recognised QA traffic management consultant, to be approved by Transport Scotland.
8. Prior to the first vehicular use of the development site, there shall be provided within the curtilage of the site turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by operators of the site to allow a vehicle to enter and exit the access road in a forward gear. The turning area shall be formed outwith any parking areas and shall be retained throughout the lifetime of the development.
9. Prior to the first vehicular use of the development site, the width of the access shall not exceed 4.5 metres. Details of the proposed finalised access, which will be formed fully within the existing verge, shall be submitted

for the prior written agreement of the Fife Council Roads Network Management Team.

10. Prior to the first vehicular use of the development site, the gradient of the vehicular access shall not exceed 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first thirteen metre length of the access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
11. Prior to the first vehicular use of the development site, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
12. Prior to the first operation of the turbine, the turbine shall be fitted with MOD accredited aviation safety lighting. Thereafter the lighting shall remain operational for the lifetime of the operation of the wind turbine. For the avoidance of doubt, the turbine shall be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.
13. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the exact site start date, maximum height of construction equipment and the latitude and longitude of the turbine shall be submitted for the approval of the Planning Authority, after consultation with the MOD. Following completion of development, the Planning Authority shall be notified that all construction equipment has been removed from the site.
14. All mitigation measures identified in the approved Supporting Planning Statement (Planning Authority ref. 20) Ecology chapter shall be implemented in full to prevent the entrapment of wildlife and protect nesting birds.
15. That no construction operations shall take place outwith the times of Monday to Friday 8am to 6pm, and 8am to 1pm on Saturdays and that at no time shall artificial lighting be used to illuminate the site, other than the lighting as approved under the provisions of Condition 12.

Reason(s):

1. In the interests of visual amenity; in order that the Planning Authority has the opportunity to review the circumstances pertaining to the development, which is of a temporary nature.
2. In the interests of visual and residential amenity and to ensure a full and satisfactory restoration of the wind turbine site should it fall into disuse.
3. In the interests of visual amenity; to reduce the impact of the turbines and minimise reflection.
4. In the interests of visual amenity and preservation of natural heritage features.
5. In the interests of residential amenity; to ensure that third party residential properties are not detrimentally affected by noise arising from the approved turbines.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. To ensure that the transportation of abnormal loads will not have any detrimental effect on the trunk road network.
8. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
9. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
10. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
11. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
12. In the interests of air safety.
13. In the interests of air safety.
14. In the interests of protecting biodiversity.
15. In the interests of protecting residential amenity and biodiversity.

217 **Application No:** 21/00294/LBC

Date Decision Issued: 30/04/2021

Ward: Tay Bridgehead

Proposal: Listed Building Consent for external alterations to remove high-level cleaning rail

Location: Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU

Applicant: University Of St Andrews Estates Office Woodburn Place St Andrews UK KY16 8LA

Agent: Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

Application Permitted - no conditions

218Application No: 21/00422/FULL

Date Decision Issued: 30/04/2021

Ward: Tay Bridgehead

Proposal: Installation of replacement shed to rear of dwellinghouse

Location: 62 West Road Newport On Tay Fife DD6 8HP

Applicant: Mr Sheriar Hormuzdi 62 West Road West Road Wormit, Newport on tay United Kingdom dd68hp

Agent: Grant Gillies Gillies and Mackay East Inchmicheal East Inchmicheal Errol United Kingdom PH2 7SP

Application Permitted - no conditions

219 **Application No:** 21/00557/FULL

Date Decision Issued: 30/04/2021

Ward: Tay Bridgehead

Proposal: Erection of single storey extension to front of dwellinghouse

Location: 8 Balgove Avenue Gauldry Newport On Tay Fife DD6 8SQ

Applicant: Mr Brandon Henderson 8 Balgove Avenue Gauldry Scotland DD6 8SQ

Agent: Liam Mckelvie 52 Bruce Street Dundee United Kingdom DD3 6RG

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Installation of roof photovoltaic panels to rear and roof windows with roof terrace and balustrade to front of dwellinghouse

Location: 15 West Road Newport On Tay Fife DD6 8HH

Applicant: Professor C Palmer 15 West Road Newport-on-Tay UK DD6 8HH

Agent: Nicola Donaldson Meadow Bank Balfargvie Road Cupar United Kingdom KY15 4AJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON THE ROOF TERRACE AND BALCONY, full 1:20 details of the balustrade detail shall be submitted for PRIOR approval in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area within which the site is located.

221 **Application No:** 21/00659/FULL

Date Decision Issued: 12/05/2021

Ward: Tay Bridgehead

Proposal: Erection of outside toilet block with solar panels

Location: S N H Building Fetterdale Tentsmuir Tayport Fife DD6 9PF

Applicant: Mr Greig Cochrane Battleby Redgorton Perth UK PH1 3EW

Agent:

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use from vacant scrubland area to private garden ground including formation of hardstanding, decking, pond and polytunnel and erection of greenhouse (part retrospect)
Location: Dunnygask House Upper Steelend Dunfermline Fife KY12 9LP
Applicant: Mrs Julie Ann Berg Dunnygask House Upper Steelend DUNFERMLINE Fife KY12 9LP
Agent: Colin Low 5 Parliament Square Kinross Kinross-shire KY13 8AL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking and re-enacting that Order) no development within Classes 3A, 3B, 3C, 3D and 3E shall be undertaken without the express prior consent of this Planning Authority.

Reason(s):

1. Due to the large size of the site and as the site is located within a rural area it is the opinion of this Planning Authority that an additional degree of planning control is necessary due to the special character of the layout and the need to prevent uncontrolled site coverage.

223Application No: 21/00735/CLP

Date Decision Issued: 20/04/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness for the relocation of existing modular accommodation

Location: Cairneyhill Primary Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

Applicant: Fife Council - Education Service Fife House North Street Glenrothes Scotland
KY7 5LT

Agent: kevin tivendale Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of one and a half storey rear extension, installation of 2 dormer windows and replacement windows to front and associated works

Location: 3 Bridge Street Kincardine Alloa Fife FK10 4QU

Applicant: Mr George Ritchie 33 Balmoor Terrace Peterhead Scotland AB42 1EQ

Agent:

Application Refused

Reason(s):

1. In the interests of visual amenity and preserving the historic character of this traditional style building and the surrounding Kincardine Conservation Area; the proposed two storey rear extension by virtue of its scale, mass and height would be a visually disruptive and visually dominant addition which would not be in keeping with and which would have a detrimental visual impact on this row of terraced cottages and the surrounding Kincardine Conservation Area. The proposed dormer extensions would also have a detrimental visual impact on this historic traditional style building and the historic character of the surrounding Conservation Area, as they would add a new feature to the principle roof which would visually disrupt the existing plain roofscape of the cottage and this row of terraced buildings. The proposal would, therefore, have a detrimental visual impact on and would fail to preserve the historic character and appearance of this traditional style building and the surrounding Kincardine Conservation Area. The proposal is, therefore, contrary to Policies 1, 10 and 14 of the Adopted FIFEplan (2017), Making Fife's Places Supplementary Guidance (2018), Fife Council's Planning Customer Guidelines on Home Extensions (2016), Fife Council's Planning Customer Guidelines on Dormer Extensions (2016), Scottish Planning Policy (2020), the Historic Environment Scotland Policy Statement (2019) and Historic Environment Scotland's Managing Change in the Historic Environment's Guidance on Extensions and Roofs (2019).

225 **Application No:** 21/00686/APN

Date Decision Issued: 23/04/2021

Ward: West Fife And Coastal Villages

Proposal: Agricultural Prior Notification for farm related building

Location: Righead Farm Righead Kincardine Alloa Fife FK10 4AT

Applicant: Anne Crawford And Mr Richard Laing Righead Farm Righead Kincardine
Alloa Fife FK10 4AT

Agent: Bidwells Broxden House Lamberkine Drive Perth PH1 5RA

Application Permitted - no conditions

226 **Application No:** 21/00226/ELEB

Date Decision Issued: 26/04/2021

Ward: West Fife And Coastal Villages

Proposal: Ecclesiastical Listed Building Consent for the installation of 2no. air to water heat pumps to side of church

Location: Cairneyhill Parish Church 3 Main Street Cairneyhill Dunfermline Fife KY12 8QT

Applicant: Mr Douglas Hay Cairneyhill Parish Church 3 Main Street Cairneyhill UK KY12 8QT

Agent: Pollock Hammond Grange West Grange Linlithgow West Lothian EH49 7RH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 1.8 metre high timber slatted screen facing Cairneyhill Road (A994) shall be erected, as indicated on the approved plan and thereafter maintained as such.

Reason(s):

1. In the interests of preserving the character and appearance of the Category B Listed Building.

227 **Application No:** 21/00250/FULL

Date Decision Issued: 26/04/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of 2no. air to water heat pumps to side of church

Location: Cairneyhill Parish Church 3 Main Street Cairneyhill Dunfermline Fife KY12 8QT

Applicant: Mr Douglas Hay Cairneyhill Parish Church 3 Main Street Cairneyhill UK KY12 8QT

Agent: Pollock Hammond Grange West Grange Linlithgow West Lothian EH49 7RH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 1.8 metre high timber slatted screen facing Cairneyhill Road (A994) shall be erected, as indicated on the approved plan and thereafter maintained as such.
2. The total noise from heat pumps hereby approved shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

Reason(s):

1. In the interests of preserving the character and appearance of the Category B Listed Building.
2. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs

Ward: West Fife And Coastal Villages
Proposal: One and a half storey extension to side of dwellinghouse
Location: 11 Ochil View Kincardine Alloa Fife FK10 4QG
Applicant: Mrs Kath Bak 11 Ochil View Kincardine uk FK10 4QG
Agent: GREIG STRANG 1 Coats Crescent Alloa uk FK10 2AQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. BEFORE THE DEVELOPMENT IS OCCUPIED three off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. To ensure adequate provision of off-street car parking.

229 **Application No:** 21/00461/FULL

Date Decision Issued: 30/04/2021

Ward: West Fife And Coastal Villages

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

Location: 69 Hawthorn Bank Carnock Dunfermline Fife KY12 9JS

Applicant: Mr C Davies 69 69 Hawthorn Bank Carnock Scotland KY12 9JS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED three off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

230 **Application No:** 21/00787/FULL

Date Decision Issued: 10/05/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to dwellinghouse and demolition of existing conservatory

Location: Meadowpark 2A Broomknowe Drive Kincardine Fife FK10 4QL

Applicant: Mr John Nealon Meadowpark 2A Broomknowe Drive Kincardine Alloa uk FK10 4QL

Agent: GREIG STRANG 1 Coats Crescent Alloa uk FK10 2AQ

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use of sawmill to fuel (wood) storage facility (Class 6) and installation of security fence
Location: Devilla Sawmill Kincardine Dunfermline Fife KY12 8EW
Applicant: RWE Markinch Ltd Trigonos Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB
Agent: Zoe Harrison Trigonos Building Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT the total height of any materials being stored on the site shall not exceed a level of 7 metres above the level of the hardstanding area on which it sits.
2. No floodlighting or other means of artificial lighting shall be installed unless it has first been approved in writing by Fife Council as Planning Authority.
3. Unless otherwise agreed in writing with Fife Council as Planning Authority no activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outwith the hours of 07:00 to 19:00 Monday to Friday and 07:00 to 16:00 on Saturdays. No activities shall take place on Sundays or Bank Holidays.
4. FOR THE AVOIDANCE OF DOUBT, the site shall be used solely for the purposes of a storage wood (Class 6) as a fuel source for the biomass combined heat and power (CHP) plant located in Markinch, Glenrothes; as described in the approved Planning Application Supporting Statement (Planning Authority document ref. 03 - SUPPORTING STATEMENT). The use of the site for any other purpose, including another purpose in Class 6 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require to be the subject of a further planning application submitted to and approved by this Planning Authority.
5. FOR THE AVOIDANCE OF DOUBT the total weight of all materials being stored on the site shall not exceed 16,000 tonnes at any one time.

Reason(s):

1. In the interests of visual amenity.
2. In the interests of protecting residential amenity.
3. In the interests of protecting residential amenity
4. In order to define the terms of the consent in the interests of residential amenity as other Class 6 uses have not been considered through the assessment of this application.
5. In order to define the terms of the consent in the interests of residential amenity.

232Application No: 21/00673/FULL

Date Decision Issued: 13/05/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 54 Kirk Street Kincardine Alloa Fife FK10 4PT

Applicant: Mr John Glendinning 54 Kirk Street Kincardine United Kingdom FK10 4PT

Agent: Gordon Dunn 237 Baldridgeburn Dunfermline United Kingdom KY12 9EG

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic garage

Location: Rois-An-lar 5 Hilton Road Pittfirrane Cairneyhill Fife KY12 8RG

Applicant: Mr and Mrs George Hamilton Rois-An-lar 5 Hilton Road Cairneyhill Dunfermline Scotland ky12 8rg

Agent: Colm Curran 12 Main Street Comrie Dunfermline United Kingdom KY12 9HD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

234Application No: 21/00847/FULL

Date Decision Issued: 13/05/2021

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: 1 Inzievar Terrace Oakley Fife KY12 9SJ

Applicant: Mr Robert Morgan 1 Inzievar Terrace Oakley uk ky12 9sj

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

Application Permitted - no conditions