



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 3/20/2023 - 4/16/2023

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

23. To ensure remedial works are carried out to the agreed protocol.
24. To provide verification that remediation has been carried out in accordance with the approved Strategy.
25. In the interest of road safety - to ensure the provision of adequate design.
26. To ensure the provision of adequate off street parking.
27. To ensure the provision of adequate parking provision.
28. In the interest of road safety - to ensure that public roads are kept free of mud, debris, etc.
29. In the interest of road safety - to ensure the provision of adequate winter maintenance facilities
30. In the interest of road safety - to ensure the provision of adequate pedestrian facilities
31. In the interests of road safety to ensure the development is served by a new roundabout suitable for a location on an A class road where the existing junction is unsuitable for any increase in development traffic.
32. In the interest of road safety to ensure the existing substandard access is closed off.
33. In the interests of road safety to ensure the development is served by a public road suitable for the scale of development anticipated.
34. In the interests of road safety to ensure the development is served by a public road suitable for the scale of development anticipated.
35. In the interests of road safety to ensure the construction phase causes the minimal disruption to the surrounding road network.
36. To clearly define the extent of the development granted permission.
37. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

75 **Application No:** 22/03812/FULL

Date Decision Issued: 29/03/2023

Ward: Glenrothes West And Kinglassie

Proposal: Change of use of ground floor commercial unit (Class 4) and upper flatted dwelling (Sui Generis) to form one dwellinghouse (Class 9) including single storey rear extension (retrospective) and formation of car parking and access (demolition of garage)

Location: 43 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Mr Humayun Saleem 45 Main Street Kinglassie KY5 0XA

Agent: SarahJane Kelso 7 Sunnypark Kinross KY13 8BX

Application Permitted - no conditions

76 **Application No:** 23/00408/FULL

Date Decision Issued: 04/04/2023

Ward: Glenrothes West And Kinglassie

Proposal: Erection of prefabricated accommodation as residential annexe to dwellinghouse currently known as Hedgehogs Cottage

Location: Hedgehogs Cottage Crompton Road Glenrothes Fife KY6 2SF

Applicant: Ms Guri Le Riche Hedgehogs Cottage Crompton Road Southfield Glenrothes KY6 2SF

Agent: Maura Bissett 8 Flat 5 Dalziel Place Edinburgh United Kingdom EH7 5TR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The annexe hereby approved shall be installed in only one of the positions shown in the approved drawings.
3. For the avoidance of doubt, the residential annex / self-contained accommodation hereby approved shall only be used as part of the primary use of the main dwellinghouse or ancillary to the main dwellinghouse, and shall not be sold or let as a permanent separate dwellinghouse.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. For the avoidance of doubt as to the extent of the development hereby approved; only one annexe being approved for one of the positions shown in the approved drawings.
3. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

77 **Application No:** 17/04065/NMV4 **Date Decision Issued:** 24/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from open space to form a leisure development incorporating a Hutting site (15 Huts) (Non-Material Variation for revised design on Plot 11 to 17/04065/FULL)

Location: Cash Wood Pillars Of Hercules Falkland Fife

Applicant: Hut Of Well-being Steering Group 1D Powis Circle Aberdeen AB24 3YT

Agent: Duncan Roberts 1 West Back Lane Belford Northumberland NE70 7NR

Application Permitted - no conditions

78 **Application No:** 23/00094/APN

Date Decision Issued: 24/03/2023

Ward: Howe Of Fife And Tay Coast

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

Location: Forthar Farm Forthar Kettlebridge Cupar Fife KY15 7TX

Applicant: Mr Richard Wilson Forthar Farm Kingskettle Cupar Scotland KY15 7TX

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

Application Permitted - no conditions

79 **Application No:** 23/00312/FULL **Date Decision Issued:** 24/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of extension to rear of dwellinghouse

Location: Craigenvale Cupar Road Newburgh Cupar Fife KY14 6HA

Applicant: Mr Ian Hennen Craigenvale Cupar Road Newburgh Cupar Fife KY14 6HA

Agent: Bruce Scotland 5 Linn Glen Lennoxton GLASGOW United Kingdom G66 7LJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

80 **Application No:** 22/04120/FULL **Date Decision Issued:** 27/03/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to rear, Installation of rear dormer and formation of balcony.

Location: White Cottage Coaltown Of Burnturk Cupar Fife KY15 7TR

Applicant: Ms Rebecca Hyndman White Cottage Coaltown Of Burnturk Cupar Fife KY15 7TR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

81 **Application No:** 22/04051/FULL

Date Decision Issued: 07/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from bakery to dwellinghouse (Class 9) including erection of extension and installation of replacement windows and roof tiles

Location: Karbet High Street Freuchie Cupar Fife KY15 7EY

Applicant: Mr Jym Brammah Karbet High Street Freuchie Cupar Fife KY15 7EY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided as shown on Drawing No. G04 Rev D in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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 adequate off-street parking facilities.

82 **Application No:** 23/00062/FULL

Date Decision Issued: 10/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to domestic garage to form self contained living accommodation including installation of dormer (Renewal of planning permission for application 19/02885/FULL)

Location: Southfield House 3 Station Road Auchtermuchty Cupar Fife KY14 7DP

Applicant: Mr Jessie Tatlow Southfield House 3 Station Road Auchtermuchty Fife KY14 7DP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

83 **Application No:** 23/00433/LBC

Date Decision Issued: 10/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building Consent for erection of domestic outbuilding with alterations to boundary wall and formation of vehicular access

Location: The Old Manse Kirk Wynd Strathmiglo Cupar Fife KY14 7QD

Applicant: Mr & Mrs Smorthit The Old Manse Kirk Wynd Strathmiglo Cupar Fife KY14 7QD

Agent: Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

84 **Application No:** 23/00434/FULL **Date Decision Issued:** 10/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of domestic outbuilding with alterations to boundary wall and formation of vehicular access

Location: The Old Manse Strathmiglo Cupar Fife KY14 7QD

Applicant: Mr and Mrs Smorthit The Old Manse Strathmiglo Cupar Fife KY14 7QD

Agent: Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Howe Of Fife And Tay Coast
Proposal: Listed building consent for internal and external alterations to form a single dwellinghouse
Location: Coach House And Stables Adjacent To Lochieheads House Rossie Auchtermuchty Fife
Applicant: Lochieheads Farm Lochieheads House Rossie Auchtermuchty United Kingdom KY14 7EH
Agent: Garry Adam 2A Orange Lane Montrose United Kingdom DD10 8ND

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO WORKS COMMENCING ON THE RECOVERING OF THE ROOF with the approved new slate and following removal of the existing slate to the roof areas of the building, further details of the completed Timber Condition Report with sectional drawings and photographs shall be submitted for the written approval by Fife Council as Planning Authority. For the avoidance of doubt the report shall detail the condition of any existing timbers, any new construction, and materials and whether the existing timbers will be reused to "rebuild" the roof where appropriate. In addition to this, the report shall include an assessment of all existing slate and whether this can be reused to other areas than that already approved and noted under drawing number: 276 D PD11 Proposed Elevations which shows the front and rear main central stable block to be recovered with existing slate. If they cannot be reused, please provide justification within the report.
3. A traditional mortar mix shall be used 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. Following the installation of the approved surface water management system, all groundworks required to install this system shall be reinstated to its former condition and material, unless otherwise agreed in writing with Fife Council as Planning Authority.
5. PRIOR TO WORKS COMMENCING ON SITE further details and scaled sectional drawings to show the proposed groundworks and levelling required to form the new car parking spaces, access, and footpath to service the residential use as detailed on approved drawing number: 276 D SPO2 Proposed Site Plan shall be submitted for approval in writing by this Planning Authority. These details shall include the proposed construction method (including any building protection measures), materials and colour finish to be used. Once agreed, the development shall be carried out in accordance with these approved details.
6. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the character of a Listed Building; to ensure that construction methods and materials are appropriate.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests protecting the character and appearance of the surrounding historic environment
5. In the interests protecting the character and appearance of the surrounding historic environment.
6. In the interests protecting the character and appearance of the surrounding historic environment.

Ward: Howe Of Fife And Tay Coast
Proposal: Conversion and refurbishment of coach house to form a single dwellinghouse (Class 9) including external alterations and ancillary drainage works
Location: Coach House And Stables Adjacent To Lochieheads House Rossie Auchtermuchty Fife
Applicant: Lochieheads Farm Lochieheads House Rossie Auchtermuchty United Kingdom KY14 7EH
Agent: Garry Adam 2A Orange Lane Montrose United Kingdom DD10 8ND

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. In the event that construction works are proposed to be carried out within the bird breeding period (i.e. March to September inclusive), a pre-works bird survey will be carried out and submitted for the prior written approval of Fife Council. No works shall commence until written approval has been issued by Fife Council.
3. BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site that may be impacted due to the proposed groundworks required by the proposed surface water management arrangements. The survey shall include any details of those trees proposed to be felled or lopped and those to be retained as a consequence of these works. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.
4. PRIOR TO ANY WORKS ON SITE, further details of the proposed recommendations and mitigation measures set out within the Preliminary Ecological Appraisal (Barn Owl Bird Survey Report 11.07.2022) shall be submitted for the prior written approval of Fife Council. No works shall commence until written approval has been issued by Fife Council and following approval the work shall be implemented in full, prior to, during and on completion of the development.
5. PRIOR TO ANY WORKS ON SITE, further details of the proposed recommendations and mitigation measures set out within the Preliminary Ecological Appraisal (Bat Survey Report 11.07.2022) shall be submitted for the prior written approval of Fife Council. No works shall commence until written approval has been issued by Fife Council and following approval the work shall be implemented in full, prior to, during and on completion of the development.
6. 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.
7. BEFORE THE DEVELOPMENT IS OCCUPIED 3 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.
8. Following the installation of the approved surface water management system, all groundworks required to install this system shall be reinstated to its former condition and material, unless otherwise agreed in writing with Fife Council as Planning Authority.
9. PRIOR TO WORKS COMMENCING ON SITE further details and scaled sectional drawings to show the proposed groundworks and levelling required to form the new car parking spaces, access, and footpath to service the residential use as detailed on approved drawing number: 276 D SPO2 Proposed Site Plan shall be submitted for approval in writing by this Planning Authority. These details should include the proposed construction method (including any building protection measures), materials and colour finish to be used. Once agreed, the development shall be carried out in accordance with these approved details.
10. PRIOR TO WORKS COMMENCING ON THE RECOVERING OF THE ROOF with the approved new slate and following removal of the existing slate to the roof areas of the building, further details of the completed Timber

Condition Report with sectional drawings and photographs shall be submitted for the written approval by Fife Council as Planning Authority. For the avoidance of doubt the report shall detail the condition of any existing timbers, any new construction, and materials and whether the existing timbers will be reused to "rebuild" the roof where appropriate. In addition to this, the report shall include an assessment of all existing slate and whether this can be reused to other areas than that already approved and noted under drawing number: 276 D PD11 Proposed Elevations which shows the front and rear main central stable block to be recovered with existing slate. If they cannot be reused, please provide justification within the report.

11. A traditional mortar mix shall be used 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.
12. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.
3. In the interests of visual amenity, biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets and to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
4. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.
5. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).
7. To ensure adequate provision of off-street car parking.
8. In the interests protecting the character and appearance of the surrounding visual amenity of the area.
9. In the interests protecting the character and appearance of the surrounding visual environment.
10. In the interests of protecting the visual character of the building; to ensure that construction methods and materials are appropriate.
11. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
12. In the interests protecting the character and appearance of the surrounding historic environment

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for external alterations including structural repairs and reslating of roof, and alterations, repair and maintenance to front facade and guttering.

Location: 10, 12, 14 + 16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: The Co-Proprietors 10-16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Agent: Louisa McGuigan 38 Young Street North Lane Edinburgh United Kingdom EH2 4JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO WORKS COMMENCING ON SITE sectional drawings that detail the second floor, roof and dormer construction shall be submitted for written approval by Fife Council as Planning Authority. For the avoidance of doubt the additional drawings shall note the timbers currently in situ, new construction and materials and whether the existing timbers will be reused to 'rebuild' the roof where appropriate.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the character of a Listed Building; to ensure that construction methods and materials are appropriate.

88 **Application No:** 22/04179/FULL

Date Decision Issued: 27/03/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: External alterations including structural repairs and reslating of roof, and alterations, repair and maintenance to front facade and guttering.

Location: 10, 12, 14 + 16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: The Co-Proprietors 10-16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Agent: Louisa McGuigan 38 Young Street North Lane Edinburgh United Kingdom EH2 4JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

89 **Application No:** 23/00349/LBC

Date Decision Issued: 05/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for internal alterations including installation of replacement doors

Location: North Queensferry Primary School The Brae North Queensferry Inverkeithing Fife KY11 1JH

Applicant: Fife Council Bankhead Central 1 Bankhead Park Glenrothes United Kingdom KY7 6GH

Agent: Ian White Bankhead Central 1 Bankhead Park Glenrothes Scotland (UK) KY7 6GH

Application Permitted - no conditions

90 **Application No:** 23/00510/CLP **Date Decision Issued:** 04/04/2023

Ward: Inverkeithing And Dalgety Bay

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

Location: 13 Morlich Grove Dalgety Bay Dunfermline Fife KY11 9UX

Applicant: Mr & Mrs D Greenall 13 Morlich Grove Dalgety Bay Dunfermline Fife KY11 9UX

Agent: Andrew Allan AYE House Admiralty Park Dunfermline UK KY11 2UW

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay**Proposal:** Planning Permission in Principle for erection of 7 dwellinghouses and associated garages, access and parking and landscaping works**Location:** Couston Farm Burntisland Fife KY3 0RX**Applicant:** Mr Craig Mitchell Newbigging Farmhouse Newbigging Farm Newbigging Farm Burntisland United Kingdom KY3 0AQ**Agent:** Joe Fitzpatrick 35 Aytoun Crescent Burntisland United Kingdom KY3 9HS**Application Refused****Reason(s):**

1. In the interests of protecting and enhancing visual amenity; the development of 7 detached dwellings with a significant combined increase in built footprint area would fail to be in keeping with the traditional well proportioned and scaled 'U' shaped agricultural / steading building in this countryside / rural area. The proposal therefore is considered to be incongruous and inappropriate for its rural countryside setting and would also undermine the qualities of the defined Local Landscape Area. The proposal would as a whole fail to be in keeping with the character or scale of traditional buildings of the area nor would it protect the overall landscape and environmental quality of the site and countryside area within which it is located. The proposal is therefore considered to be contrary to Policy 14: Design, Quality and Places and Policy 29: Rural Development of National Planning Framework 4 (2023) and Policy 1: Development Principles, Policy 7 Development in the Countryside, Policy 8: Houses in the Countryside, Policy 10: Amenity and Policy 13: Natural Environment and Assets of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).
2. In the interests of residential amenity; the proposed development would have a significant detrimental impact on the amenity of the occupants of the proposed development in terms of noise, contrary to Policy 23: Health and Safety of NPF4 and Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interests of biodiversity and natural heritage; the development has failed to demonstrate that it would conserve, restore and enhance the biodiversity of the site, contrary to Policy 3: Biodiversity of National Planning Framework 4. Furthermore the proposal has failed to demonstrate that it would achieve significant environmental benefits or be located and designed to protect the overall landscape and environmental quality of the area, contrary to Policy 1: Development Principles and Policy 13: Natural Environment and Assets of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interests of road safety and sustainability; the development is unsustainable in terms of location, being remote from public transport and other services and thereby car dependant. As such, the development is contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 11: Low Carbon of the adopted FIFEplan Fife Local Development Plan (2017) and there are no relevant material considerations of such weight as to justify allowing a relaxation of Fife Council's standards with regard to sustainable transport.

92 **Application No:** 21/02216/FULL

Date Decision Issued: 07/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of raised deck (retrospective)

Location: 4 Binning Road Inverkeithing Fife KY11 1AG

Applicant: Mrs Kirsten Philp 4 Binning Road Inverkeithing Scotland KY11 1AG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A screen fence, measuring 1.3m above the hereby approved raised decking platform and measuring 1.6m above the raised lawn area, shall be erected WITHIN 1 MONTH OF THIS CONSENT BEING ISSUED. The screen fence shall be maintained as such for the lifetime of this development.

Reason(s):

1. In the interests of residential amenity; to ensure there is no further reduction in the privacy levels originally enjoyed by neighbouring properties.

93 **Application No:** 22/03904/FULL

Date Decision Issued: 07/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation and resurfacing of widened hardstanding area and installation of replacement house and garage doors to front; installation of fences to side and rear and replacement rainwater goods; and retrospective installation of replacement windows doors and cladding to rear and fence to side of house

Location: Brae Cottage The Brae North Queensferry Fife KY11 1JJ

Applicant: Mr Barry Gilchrist Brae Cottage The Brae North Queensferry KY11 1JJ

Agent: Richard Teevan 3 Swallow Crescent Buckhaven KY8 1HH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

94 **Application No:** 23/00013/FULL **Date Decision Issued:** 07/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Extensions to front, side and rear of house, installation of solar panels and air source heat pump, alterations to existing boundary wall

Location: 19 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Ms Kate Trow 19 Seaside Place Aberdour Burntisland Fife KY3 0TX

Agent: Chris Matson 26 Mitchell Street Dalkeith Scotland EH22 1JQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

95 **Application No:** 22/03593/FULL

Date Decision Issued: 13/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of dwellinghouse with associated access and hardstanding

Location: Goathill Quarry Easter Bucklyvie Crossgates Cowdenbeath Fife KY4 8ES

Applicant: Mr Duncan Collier Collier Quarrying and Recycling Ltd Goathill EASTER BUCKLYVIE FARM Crossgates United Kingdom KY4 8ES

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

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unjustified sporadic residential development. The proposal does not meet the policy intent or criteria of NPF4 Policy 17 (Rural Homes), 19 (Rural Development) and FIFEplan Policy 1 (Development Principles) and 8 (Houses in the Countryside). The proposed dwelling would not be supporting a permanent and sustainable business and insufficient evidence has been submitted to outline that the dwelling would support an agricultural business. Therefore, the site of the proposed rural dwelling would not be in an acceptable location.
2. In the interests of visual amenity and safeguarding the rural character of the surrounding area. The site is located in an isolated location, FIFEplan policy 8 of is clear in stating that planning permission will not be granted to housing in isolated positions, NPF4 policy 17 (Rural Homes) concurs by stating that proposals must be suitably sited. The proposal is therefore contrary to these policy considerations.
3. In the interest of safeguarding the qualities and views of the Local Landscape Area. The application site is in the Cullaloe Hills and Coast Local Landscape Area which are characterised by mostly rounded interlocking hills and lower rolling farmland. The proposal is isolated in its location and so would disrupt the distinctiveness of the area and would therefore cause a significant detrimental impact to the Local Landscape Area and so is not compliant with NPF4 policy 4 (Natural places) and FIFEplan policy 13 (Natural Environment and Access) and 29 (Rural Development).

96 **Application No:** 23/00119/FULL

Date Decision Issued: 22/03/2023

Ward: Kirkcaldy Central

Proposal: Erection of garden shed and formation of hardstanding (Retrospective)

Location: 29 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mr Sean Paul Conroy 29 Townsend Place Kirkcaldy Fife KY1 1HB

Agent: Gaynor Ross 126 Clark Avenue Musselburgh United Kingdom EH21 7FE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A replacement broadleaf tree such as an Alder or Hornbeam, heavy standard, shall be planted in the location identified on the approved plans. This replacement tree shall be planted by the 30th of April 2023 unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of natural heritage and to preserve the character of the Abbotshall & Central Kirkcaldy Conservation Area.

97 **Application No:** 23/00476/TPA

Date Decision Issued: 30/03/2023

Ward: Kirkcaldy Central

Proposal: Prior Approval for Electronic Communication Code Operators - 15m pole with associated equipment

Location: Telecommunications Base Station Hendry Road Kirkcaldy Fife

Applicant: CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue Green Park Reading UK RG2 6GF

Agent: Robert Poulter 1a Station Court Station Road Guiseley United Kingdom LS20 8EY

Application Permitted - no conditions

98 **Application No:** 23/00493/FULL

Date Decision Issued: 05/04/2023

Ward: Kirkcaldy Central

Proposal: Change of use from hairdressing salon (Class 1A) to office (Class 1A)

Location: 91A Strathkinnes Road Kirkcaldy Fife KY2 5PY

Applicant: Integer UK 91A Strathkinnes Road Kirkcaldy Fife KY2 5PY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

99 **Application No:** 23/00266/FULL **Date Decision Issued:** 07/04/2023

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows

Location: 6 Swan Road Kirkcaldy Fife KY1 1UZ

Applicant: Mrs Katy Reid 6 Swan Road Kirkcaldy Fife KY1 1UZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

100Application No: 23/00051/FULL

Date Decision Issued: 12/04/2023

Ward: Kirkcaldy Central

Proposal: Change of use of public footpath to form outside enclosed seating area (in part retrospect)

Location: 6 Kirk Wynd Kirkcaldy Fife KY1 1EH

Applicant: Mr Dan Warner The Robert Nairn 6 Kirk Wynd Kirkcaldy Scotland KY1 1EH

Agent: James Lynch 46 Manchester Road Chorlton Manchester England M219PH

Refusal/Enforcement Action

Reason(s):

1. In the interests of pedestrian and road safety; the position and siting of the outside seating area with barriers results in the public footpath being too narrow to the detriment of pedestrian and road safety. The development is therefore unacceptable and is considered contrary to Policies 13 and 14 of the Adopted National Planning Framework 4 (2023), Adopted FIFEplan (2017) Policies 1, 3, and 10 and Making Fife's Places Supplementary Planning Guidance (2018).

101 **Application No:** 23/00435/FULL

Date Decision Issued: 13/04/2023

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse and erection of boundary wall

Location: 2 Bennoch View Kirkcaldy Fife KY2 5JD

Applicant: Mrs Brigid MacPherson 2 Bennoch View Kirkcaldy Fife KY2 5JD

Agent: Graeme Gallagher 110 Dunnikier Road Kirkcaldy United Kingdom KY25AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Kirkcaldy East

Proposal: Change of use from office/meeting rooms (Class 10) to dwellinghouse (Class 9) and erection of boundary fence

Location: 19 - 21 Junction Road Kirkcaldy Fife KY1 2BH

Applicant: Mr Andrew Loudon 51 Ford Crescent Thornton Scotland KY1 4EB

Agent: Gareth Buchan 9 Laverock Terrace Glenrothes United Kingdom KY7 5HZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the proposed windows shall be installed in accordance with the window specifications outlined within section 5.21-5.25 of the revised noise report prepared by RMP (Robin Mackenzie Partnership) dated the 7th December 2022.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity; to ensure satisfactory internal noise levels are achieved within the proposed dwellinghouse.

103 **Application No:** 22/03488/FULL

Date Decision Issued: 21/03/2023

Ward: Kirkcaldy East

Proposal: Installation of 6 no. air conditioning units with ducting and ancillary works

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

104 **Application No:** 23/00486/TPA

Date Decision Issued: 31/03/2023

Ward: Kirkcaldy East

Proposal: Prior Approval for Electronic Communication Code Operators - 15m pole and associated equipment

Location: Street Record Carberry Road Kirkcaldy Fife

Applicant: CK Hutchison Networks (UK) Ltd 450 450 Longwater Avenue 450 Longwater Avenue Reading United Kingdom RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

Application Permitted - no conditions

105 **Application No:** 22/03189/LBC

Date Decision Issued: 06/04/2023

Ward: Kirkcaldy East

Proposal: Listed Building Consent for internal alterations and installation of windows and doors to dwellinghouse

Location: 78 Lady Nairn Avenue Kirkcaldy Fife KY1 2AT

Applicant: Ms R Daniels 78 Lady Nairn Avenue Kirkcaldy Fife KY1 2AT

Agent: Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Kirkcaldy North

Proposal: Change of use from open space to private garden ground and erection of extension to rear of dwellinghouse

Location: 10 Dean Park Court Kirkcaldy Fife KY2 6XN

Applicant: Glenshire Developments Glenshire House 14 Randolph Place Kirkcaldy Fife KY1 2YX

Agent: Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE HEREBY APPROVED ROOF TERRACE COMING INTO USE, the privacy screens hereby approved as detailed on drawing ' 08 - Proposed First Floor Plan' shall be erected.

For the avoidance of doubt the screens shall be opaque in their entirety and shall be maintained for the lifetime of this development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to ensure the privacy enjoyed within neighbouring properties is maintained.

107 **Application No:** 23/00243/TPA

Date Decision Issued: 28/03/2023

Ward: Kirkcaldy North

Proposal: Prior Approval Notification for telecoms base station
SITE: PAVEMENT AT CHAPEL LEVEL, NEWLISTON, TEMPLEHALL,
KIRKCALDY, KY2 6HG

Location: Telecommunications Apparatus Chapel Level Kirkcaldy Fife

Applicant: CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue Green Park
Reading Berkshire RG2 6GF

Agent: Dianne Perry 5A Ryecroft Way Wooler NE71 6EB

Application Permitted - no conditions

108 **Application No:** 23/00405/CLP

Date Decision Issued: 29/03/2023

Ward: Kirkcaldy North

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

Location: 69 Dothan Road Kirkcaldy Fife KY2 6GD

Applicant: Mr Scott Kirkcaldy 69 Dothan Road Kirkcaldy Fife KY2 6GD

Agent: Neil Wishart 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

Application Permitted - no conditions

109 **Application No:** 23/00495/TPA

Date Decision Issued: 31/03/2023

Ward: Kirkcaldy North

Proposal: Prior Approval for Electronic Communication Code Operators - 16m pole and associated equipment

Location: Telecommunications Base Station Opposite 127 Redcraigs Ellon Road Kirkcaldy Fife

Applicant: CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue Green Park Reading UK RG2 6GF

Agent: Robert Poulter 1a Station Court Station Road Guiseley United Kingdom LS20 8EY

Application Permitted - no conditions

110 **Application No:** 23/00586/FULL

Date Decision Issued: 12/04/2023

Ward: Kirkcaldy North

Proposal: Proposed extension to rear of dwellinghouse.

Location: 1 Craigearn Avenue Kirkcaldy Fife KY2 6YS

Applicant: Mr A Studley 1 Craigearn Avenue Kirkcaldy United Kingdom KY2 6YS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

111 **Application No:** 23/00101/FULL

Date Decision Issued: 20/03/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey, first floor extension, built on existing garage to side of dwellinghouse

Location: 3 Penrice Park Lundin Links Leven Fife KY8 6DZ

Applicant: Mr Paul Stewart 3 Penrice Park 15 Lundin links United Kingdom ky86dz

Agent: Harry Dalglish 15, Beech park 15 Beech park Leven United Kingdom Ky8 5ng

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Erection of dwellinghouse and ancillary shed and formation of access
Location: Dunedin Leven Road Kennoway Leven Fife KY8 5JB
Applicant: Mrs Susan MacKelvie 68 Old Brewery Lane Alloa United Kingdom FK10 3GL
Agent: Susan MacKelvie Dunnock House 63 Dunnock Road Dunfermline United Kingdom KY11 8QE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.

3. Prior to the occupation of the proposed dwellinghouse, off street parking spaces provided as shown on Drawing No. 366.02 Rev C in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction where the vehicular crossing meets with the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. The residential units provided on site shall be used solely as residences 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; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
5. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.

113 **Application No:** 22/04114/FULL

Date Decision Issued: 22/03/2023

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extensions to dwellinghouses

Location: 29 Station Park/2 Durham Crescent Lower Largo Leven Fife KY8 6DW

Applicant: Mr Ewan Fraser 2 Durham Crescent Lower Largo Leven United Kingdom KY8 6DN

Agent: Steve Mathewson 240a Clepington Road Dundee Angus DD3 8BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to rear of dwellinghouse, installation of replacement windows and door and repainting of window and door surrounds
Location: The Old Manse 23 Main Street Lower Largo Leven Fife KY8 6BN
Applicant: Mr Chris Black The Old Manse 23 Main Street Lower Largo Leven Fife KY8 6BN
Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Fife KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) to the repair works to the external walls. All stone details or repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber frames upon installation and thereafter permanently maintained as such. Astragal details should match existing with no trickle vents visible externally.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Lower Largo Conservation Area and Category B Listed Building.
3. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category B Listed Building and Lower Largo Conservation Area is maintained.

Ward: Leven, Kennoway And Largo
Proposal: Listed Building Consent for single storey extension to rear of dwellinghouse, installation of replacement windows and door and repainting of window and door surrounds
Location: The Old Manse 23 Main Street Lower Largo Leven Fife KY8 6BN
Applicant: Mr Chris Black The Old Manse 23 Main Street Lower Largo Leven Fife KY8 6BN
Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Fife KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) to the repair works to the external walls. All stone details or repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber frames upon installation and thereafter permanently maintained as such. Astragal details should match existing with no trickle vents visible externally.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Conservation Area and Category B Listed Building.
3. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category B Listed Building and Lower Largo Conservation Area is maintained.

116 **Application No:** 23/00382/APN

Date Decision Issued: 24/03/2023

Ward: Leven, Kennoway And Largo

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

Location: Langside Farm Fife

Applicant: Mr Jim Howie Farmhouse Langside Farm Kennoway Scotland KY8 5SG

Agent: Phil Birse 26 Montrose Road Forfar Scotland DD8 2HT

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Change of use from open space to operational railway land including earthworks
Location: Land To The South Of Orchid Lane Orchid Lane Leven Fife
Applicant: Mrs Catherine Stewart 151 St Vincent Street Glasgow Scotland G2 5NW
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of intrusive site investigation works to identify any coal mining legacy issues shall be undertaken. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority in consultation with The Coal Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken in full BEFORE ANY DEVELOPMENT WORKS COMMENCE ON SITE. The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
3. Prior to, and during the construction period, the ecological mitigation measures as detailed in the approved 'Windygates ecological survey and constraint summary' shall be implemented and complied with in full.
4. A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall then be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DEVELOPMENT IS BROUGHT INTO USE. 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. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To avoid unacceptable risks to human health and the environment.
3. To avoid unacceptable risks to human health and the environment.
4. In the interest of minimising the impacts on the ecology of the site.

Ward: Leven, Kennoway And Largo

Proposal: Change of use of land from woodland to operational railway land and installation of overhead line equipment and erection of fencing

Location: Cameron Bridge Distillery Cameron Bridge Standing Stane Road Windygates
Leven Fife KY8 5RL

Applicant: Mrs Catherine Stewart 151 St Vincent Street Glasgow Scotland G2 5NW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE details of the replacement tree planting shall be submitted for the approval of the Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or commencement of the development's use, whichever is the sooner.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To mitigate against the loss of trees on the site.

119 **Application No:** 23/00107/FULL

Date Decision Issued: 10/04/2023

Ward: Leven, Kennoway And Largo

Proposal: Change of use from open space to private garden ground

Location: 9 Myreside Place Kennoway Leven Fife KY8 5ES

Applicant: Mr Gerald Boyd 9 Myreside Place Kennoway Fife KY8 5ES.

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

120 **Application No:** 23/00324/FULL

Date Decision Issued: 10/04/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of dormer extension to rear of dwellinghouse.

Location: 38 Christie Avenue Leven Fife KY8 4AZ

Applicant: Mrs Josephine Lenachan 38 Christie Avenue Leven Fife KY8 4AZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Leven, Kennoway And Largo

Proposal: Erection of dwellinghouse

Location: 20 Pentland Park Kennoway Leven Fife KY8 5TQ

Applicant: Mr John Loughrey 20 Pentland Park Glasgow United Kingdom KY8 5TQ

Agent: Kenny McInally Glaston Hall Spring Lane Glaston Rutland United Kingdom LE15 9BZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHING MATERIALS ARE APPLIED, full details of the external finishing materials (including make, type and colour scheme etc.) shall be submitted for the prior written approval of this planning authority.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the occupation of the proposed dwellinghouse, details of the proposed renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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 adequate off-street parking facilities.
4. In the interests of reducing greenhouse gas emissions; to ensure the proposal complies with Policies 1 and 11 of the Adopted FIFEplan (2017).

122Application No: 23/00388/FULL

Date Decision Issued: 13/04/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse (amendment to 22/01457/FULL)

Location: 27 Victoria Road Lundin Links Leven Fife KY8 6AX

Applicant: Mr Scott Dickson 27 Victoria Road Lundin Links Leven Fife KY8 6AX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

123 **Application No:** 23/00489/FULL

Date Decision Issued: 13/04/2023

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extension to dwellinghouse and erection of outbuilding to rear

Location: 1 Golf Road Lundin Links Leven Fife KY8 6BB

Applicant: Mr Dale Cunningham 1 Golf Road Lundin Links Scotland KY8 6BB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of scout hall (Class 10) and associated parking and access
Location: Farmhouse Easter Bowhill Farm Orebank Road Bowhill Cardenden Lochgelly Fife KY5 0HB
Applicant: 4th Fife Cardenden Scout Group Easter Bowhill Farm Easter Bowhill Farm Cardenden United Kingdom KY5 0HB
Agent: Iva Kovacheva 7 7 Wellington Square Ayr Scotland KA7 1EN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hours of operation of the development hereby approved shall be restricted to between 8 am and 10 pm. No operations or activity shall take place outwith these hours unless otherwise agreed in writing with Fife Council as Planning Authority.
3. Prior to the occupation of the new Scout Hall, a new footpath link shall be provided between the building entrance and the existing public footpath at the frontage of 76 Orebank Road, in accordance with the current Fife Council Making Fifes Places Appendix G and as shown on Drawing No AL(00)01 Rev 01. The first 22 metre length of the footpath measured from its western extents must be constructed to an adoptable standard.
4. Prior to the occupation of the new Scout Hall, there shall be provided within the curtilage of the site 15 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No AL(00)01 Rev 01. 2 safe, covered and secure cycle parking spaces shall also be provided within the curtilage of the site. The parking spaces shall be retained for the lifetime of the development.
5. Prior to the proposed hall coming into use, details of the proposed low/zero carbon generating technologies shall be submitted and approved in writing by the Local Planning Authority.
6. Prior to the scout hall coming into use confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
7. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, this should include the wild flower meadow and vegetable garden. The scheme as approved shall be implemented within the first planting season following the Scout Hall coming into use.
8. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
9. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to the scout hall coming into use unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to protect the amenity of the neighbouring residents with regard to noise.
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. In the interests of reducing greenhouse gas emissions; to ensure the proposal complies with Policies 1 and 11 of the Adopted FIFEplan (2017).
6. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
7. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
8. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
9. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Change of use from public open space to private garden ground and erection of boundary fences and garden room to rear of dwellinghouse
Location: 25A Cartmore Road Lochgelly Fife KY5 9NX
Applicant: Mr S Page 25A Cartmore Road Lochgelly KY5 9NX
Agent: Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

126 **Application No:** 23/00497/FULL

Date Decision Issued: 31/03/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Raising of roof, and dormer extension to front of dwellinghouse

Location: Rowan Cottage 1 Lumphinnans Farm Road Viewfield Terrace Lochgelly
Cowdenbeath Fife KY4 8HN

Applicant: Mrs Kirsty Dall Rowan Cottage 1 Lumphinnans Farm Lochgelly KY4 8HN

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

127 **Application No:** 22/03859/FULL

Date Decision Issued: 03/04/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from cafe (Class 3) to mixed use (Sui Generis) comprising performing arts academy and theatre rehearsal space (retrospective)

Location: 112 - 114 Main Street Lochgelly Fife KY5 9AA

Applicant: Mr Liam Nardone 57 Whitehall Avenue Cardenden Scotland KY5 0PH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The use hereby approved shall not operate outwith the hours of 5pm to 9pm Mondays to Fridays and 10am to 9pm Saturdays and Sundays.

Reason(s):

1. In the interests of residential amenity.

128 **Application No:** 22/03646/LBC

Date Decision Issued: 27/03/2023

Ward: Rosyth

Proposal: Listed building consent for the Installation of SMART Airbricks and replacement doors of dwellinghouse.

Location: 26 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Lesley Brown Scottish Water 2 Buchanan Gate Glasgow Scotland G33 6FB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

129 **Application No:** 22/03647/FULL

Date Decision Issued: 27/03/2023

Ward: Rosyth

Proposal: Installation of SMART Airbricks and replacement doors of dwellinghouse.

Location: 26 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Lesley Brown Scottish Water 2 Buchanan Gate Glasgow Scotland G33 6FB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

130 **Application No:** 23/00017/LBC

Date Decision Issued: 29/03/2023

Ward: Rosyth

Proposal: Listed Building Consent for installation of en-suite (retrospective)

Location: 2 North Row Charlestown Dunfermline Fife KY11 3EL

Applicant: Mrs Kathleen Lindsay 2 North Row Charlestown KY11 3EL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

131 **Application No:** 23/00263/FULL

Date Decision Issued: 29/03/2023

Ward: Rosyth

Proposal: Installation of replacement door and fanlight to front of flat

Location: 28 Brucehaven Road Limekilns Dunfermline Fife KY11 3HZ

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

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Rosyth

Proposal: Erection of shed to operate as a dog groomers (Class 2)

Location: 43 Kings Road Rosyth Dunfermline Fife KY11 2TP

Applicant: Ms Lynda Carey 43 Kings Road Rosyth Scotland KY11 2TP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The class 2 use hereby approved shall be restricted to dog grooming and related operations. The use of the shed for commercial dog grooming shall be restricted to the owners/occupiers of the associated dwellinghouse at 43 Kings Road, Rosyth and the class 2 shed shall not be sold or let separately from the associated dwellinghouse.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of the consent.

133 **Application No:** 23/00280/TPA

Date Decision Issued: 30/03/2023

Ward: Rosyth

Proposal: Prior Approval for Electronic Communication Code Operators - 20m pole with associated equipment cabinets

Location: Street Record Primrose Lane Rosyth Fife

Applicant: CK Hutchison Networks (UK) Ltd 450 Longwater Avenue Green Park Reading RG2 6GF

Agent: Robert Poulter 1A Station Court Station Road Guiseley LS20 8EY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. As agreed via telephone and email correspondence, the colour of the mast and associated equipment will be fir green instead of grey.

Reason(s):

1. Th ensure the development is sympathetic to its surroundings.

Ward: Rosyth
Proposal: Installation of 5 no. 16kW air source heat pumps
Location: Limekilns Primary School 8 Dunfermline Road Limekilns Dunfermline Fife KY11 3JS
Applicant: Fife Council Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH
Agent: Angela Scott Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, all fixings to the existing wall shall be attached through mortar joints only. At no time shall the protective cages be attached through the face of the stone unless otherwise agreed in writing by Fife Council as Planning Authority.

If the attachment points do not align with the existing mortar joints then the cages should be affixed to the concrete plinths unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the character of a Listed Building; to ensure the special fabric of the building is not unnecessarily damaged.

Ward: Rosyth
Proposal: Installation of 5 no. 16kW air source heat pumps
Location: Limekilns Primary School 8 Dunfermline Road Limekilns Dunfermline Fife KY11 3JS
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT
Agent: Angela Scott Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, all fixings to the existing wall shall be attached through mortar joints only. At no time shall the protective cages be attached through the face of the stone unless otherwise agreed in writing by Fife Council as Planning Authority.

If the attachment points do not align with the existing mortar joints then the cages should be affixed to the concrete plinths unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the character of a Listed Building; to ensure the special fabric of the building is not unnecessarily damaged.

136 **Application No:** 23/00386/FULL

Date Decision Issued: 12/04/2023

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 39 Camdean Crescent Rosyth Dunfermline Fife KY11 2TH

Applicant: Mr & Mrs McKelvie 39 Camdean Crescent Rosyth KY11 2TH

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

137 **Application No:** 23/00609/FULL

Date Decision Issued: 14/04/2023

Ward: Rosyth

Proposal: Single storey/garage roof extension to side of dwellinghouse

Location: 18 Forbes Road Rosyth Dunfermline Fife KY11 2AN

Applicant: Mr A Lewis 18 Forbes Road Rosyth KY11 2AN

Agent: Andrew Allan AYE House Admiralty Park Dunfermline KY11 2UW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

138 **Application No:** 23/00387/CLP

Date Decision Issued: 20/03/2023

Ward: St. Andrews

Proposal: Certificate of Lawfulness (proposed) for the erection of one dwellinghouse (Plot 3 of Permission 01-89-0981 as amended by 01-92-0009P)

Location: Lumbo Farmhouse Lumbo Craigtoun St Andrews Fife KY16 8NS

Applicant: Dr and Mrs K Falconer Burn House Cupar KY15 7RQ

Agent: Andrew McCafferty Burn House Collessie Cupar KY15 7RQ

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Formation of new skate park including ancillary drainage works, landscaping and installation of floodlight system
Location: Street Record Pipeland Road St Andrews Fife
Applicant: Fife Council Rothesay House Rothesay Place Glenrothes UK KY7 5PQ
Agent: Ian Simpson Bankhead Central Bankhead Park Glenrothes UK KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

140 **Application No:** 23/00082/FULL

Date Decision Issued: 22/03/2023

Ward: St. Andrews

Proposal: Change of use from flatted dwellinghouses (Sui Generis) to aparthotel (Class 7) including retrospective installation of slate vents and lean-to render replacement

Location: 2 South Street St Andrews Fife

Applicant: Mr Brian Hunter Estates office The Pends St Andrews Scotland KY169QJ

Agent: Douglas Walker 16 Melville Street Edinburgh Scotland EH3 7NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

141 **Application No:** 23/00087/LBC

Date Decision Issued: 22/03/2023

Ward: St. Andrews

Proposal: Listed building consent for retrospective installation of slate vents and lean-to render replacement

Location: 2 South Street St Andrews Fife

Applicant: Brian Hunter Estates Office The Pends St Andrews Scotland KY169QJ

Agent: Douglas Walker 16 Melville Street Edinburgh Scotland EH3 7NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse

Location: 6 Churchill Crescent St Andrews Fife KY16 8EF

Applicant: Mrs Emilia Ferraro 6 Churchill Crescent St Andrews Fife UK KY16 8EF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and BEFORE THE REMOVAL OF THE EXISTING GARAGE, the 2 off-street parking spaces shown on approved drawing 04A - Proposed Site Layout, Ground Floor Plan and Photographs shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter be maintained and kept available as such.
3. FOLLOWING THE REMOVAL OF THE EXISTING SHED AND GARAGE, AND BEFORE WORKS COMMENCE ON THE EXTENSION AND DECK, a 1.8 metre high vertically slated privacy screen as detailed on approved drawings 04A - Proposed Site Layout, Ground Floor Plan and Photographs and 05A - Proposed Elevations and Section AA, shall be installed on the north-east boundary and shall thereafter be permanently maintained.
4. BEFORE THE EXTENSION AND DECK ARE BROUGHT INTO USE, a privacy screen as detailed on approved drawings 04A - Proposed Site Layout, Ground Floor Plan and Photographs and 05A - Proposed Elevations and Section AA, shall be installed on top of the north-east side of the deck area and shall thereafter be permanently maintained.
5. FOR THE AVOIDANCE OF DOUBT, the extension proposal shall be set-back from the north-west site boundary by at least 1.2 metres and the decked area shall be set-back from the north-west site boundary by at least 1.0 metre as shown on approved drawing 04A - Proposed Site Layout, Ground Floor Plan and Photographs, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking before works commence on site.
3. In the interests of safeguarding the residential amenity of the neighbouring property.
4. In the interests of safeguarding the residential amenity of the neighbouring property.
5. To ensure that the development is carried out in accordance with the approved plans.

Ward: St. Andrews

Proposal: Installation of gas supply pipe and vent

Location: 18 Greenside Place St Andrews Fife KY16 9TH

Applicant: Mrs Alison Salamonski 70 Buchanan Gardens St Andrews Fife KY16 9LX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The external gas pipe hereby approved to the front of the dwellinghouse shall be painted a semi-matt colour to closely match the colour of the masonry behind upon installation and thereafter be maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external finish to the pipe does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.

144 **Application No:** 23/00363/LBC

Date Decision Issued: 27/03/2023

Ward: St. Andrews

Proposal: Listed building consent for installation of gas supply pipe, meter and vent

Location: 18 Greenside Place St Andrews Fife KY16 9TH

Applicant: Mrs Alison Salamonski 70 Buchanan Gardens St Andrews Fife KY16 9LX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The external gas pipe hereby approved to the front of the dwellinghouse shall be painted a semi-matt colour to closely match the colour of the masonry behind upon installation and thereafter be maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external finish to the pipe does not detract from the character and appearance of this Category C Listed Building.

145 **Application No:** 23/00471/APN

Date Decision Issued: 27/03/2023

Ward: St. Andrews

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

Location: Brownhills Cottages Brownhills St Andrews Fife

Applicant: Ms H O'Harrow Bishops Cottage High St Ceres UK KY15 5NF

Agent: David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

Application Refused

Reason(s):

1. The proposal does not meet the relevant criteria contained within Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and therefore planning permission would be required in this instance.

146 **Application No:** 22/04108/LBC

Date Decision Issued: 28/03/2023

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations including installation of windows and doors, erection of rooftop access extensions and installation of plant/equipment on roof

Location: Madras College Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow Scotland G12 8DR

Agent: David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted - no conditions

147 **Application No:** 23/00265/FULL

Date Decision Issued: 28/03/2023

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Park Street St Andrews Fife KY16 8AQ

Applicant: Dr. & Dr. Ensor-Rose & O'Rourke 4 Park Street St Andrews Fife KY16 8AQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

- Ward:** St. Andrews
- Proposal:** Change of use from school (Class 10) to form mixed use development comprising of student accommodation (209 bedrooms) (Sui Generis); cafe (Class 3); retail (Class 1); external alterations and associated infrastructure including erection of rooftop access extensions, installation of windows and doors, installation of plant/equipment, formation of vehicular accesses, bridge, car parking and landscaping
- Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE
- Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Drive T Glasgow United Kingdom G12 8DR
- Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

3. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all 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.

4. 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

15. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority
16. The recommendations within the Ecology and Biodiversity Assessment Report, shall be implemented in full before, during and after development (as applicable), unless otherwise agreed in writing by this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interests of road safety.
10. In order to protect the amenity of neighbouring sensitive receptors.
11. In order to protect the amenity of neighbouring sensitive receptors.
12. In the interests of safeguarding the amenity of neighbouring sensitive receptors.
13. In the interests of safeguarding the amenity of neighbouring sensitive receptors.
14. In the interests of enhancing the landscape character, ecology and biodiversity of the site.
15. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
16. In the interest of ecology and biodiversity; to ensure enhancement measures are provided as part of the development.

149 **Application No:** 23/00308/FULL

Date Decision Issued: 29/03/2023

Ward: St. Andrews

Proposal: Erection of replacement boundary fence

Location: St Andrews Links Golf Academy Old Guardbridge Road St Andrews Fife KY16 9SF

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The adjacent Right of Way shall be kept open and free from obstruction at all times, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure that all Rights of Way are protected and not adversely affected as a result of the development.

150 **Application No:** 23/00282/LBC

Date Decision Issued: 30/03/2023

Ward: St. Andrews

Proposal: Listed building consent for the addition of signage and painting of the shopfront

Location: 94 Market Street St Andrews Fife KY16 9PA

Applicant: Mr Jack Wright Century House Brunel Road Junction 41 Industrial Estate
Wakefield England WF2 0XG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

151 **Application No:** 23/00303/FULL

Date Decision Issued: 30/03/2023

Ward: St. Andrews

Proposal: Re-painting of the shopfront

Location: 94 Market Street St Andrews Fife KY16 9PA

Applicant: Mr Jack Wright Century House Brunel Road Junction 41 Industrial Estate
Wakefield England WF2 0XG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

152 **Application No:** 23/00188/FULL

Date Decision Issued: 31/03/2023

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 2A-E Queens Gardens St Andrews Fife KY16 9TA

Applicant: Mukhtar Partnership No.3 Cottage 164 Overton Road Kirkcaldy Scotland KY1 2DA

Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

153 **Application No:** 23/00189/LBC

Date Decision Issued: 31/03/2023

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 2A-E Queens Gardens St Andrews Fife KY16 9TA

Applicant: Mukhtar Partnership 164 Overton Road Kirkcaldy Fife KY1 2DA

Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil,
Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

154 **Application No:** 23/00267/FULL

Date Decision Issued: 11/04/2023

Ward: St. Andrews

Proposal: Proposed extension to dwellinghouse.

Location: 8 Lawmill Gardens St Andrews Fife KY16 8QT

Applicant: Mr Ross Gowrie 8 Lawmill Gardens St Andrews Scotland KY16 8QT

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT HEREBY APPROVED IS OCCUPIED, 2 off-street parking spaces as shown on approved drawing 01B - Location Plan and Block Plan shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter be maintained and kept available as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking.

155 **Application No:** 22/04254/FULL

Date Decision Issued: 14/04/2023

Ward: St. Andrews

Proposal: Alterations to rooftop including formation of new plant room and installation of air source heat pump

Location: Old Course Hotel Old Station Road St Andrews Fife KY16 9SP

Applicant: The Old Course Hotel Ltd Old Course Hotel Old Station Road St Andrews Scotland KY16 9SP

Agent: Murray Rankin 233 St Vincent Street Glasgow UK G2 5QY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

156 **Application No:** 23/00237/LBC

Date Decision Issued: 20/03/2023

Ward: Tay Bridgehead

Proposal: Listed building consent for installation of replacement window

Location: Boat Brae Restaurant And Bar 2 - 14 Boat Brae Newport On Tay Tayport Fife DD6 8EX

Applicant: Mr Alan Beaton 2 - 14 Boat Brae Newport On Tay United Kingdom DD6 8EX

Agent: Dermot Campbell 460 Riverside Drive Dundee United Kingdom DD1 4XB

Application Permitted - no conditions

157 **Application No:** 23/00045/LBC

Date Decision Issued: 22/03/2023

Ward: Tay Bridgehead

Proposal: Listed building consent for internal and external alterations including installation of replacement window

Location: St Serfs Eventide Home 3 High Road Newport On Tay Fife DD6 8HD

Applicant: Mr Fergus Thain 66 Netherby Road Edinburgh Scotland EH5 3LX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse
Location: 9 Shanwell Road Tayport Fife DD6 9DY
Applicant: Mr D Yule 9 Shanwell Road Tayport Fife DD6 9DY
Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed 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. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. The hereby approved flatted dwellings 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 two unrelated residents living together in a flat. For the avoidance of doubt the residential dwellings hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted Fife Plan (2017).

159 **Application No:** 23/00240/FULL

Date Decision Issued: 24/03/2023

Ward: Tay Bridgehead

Proposal: Installation of replacement windows (retrospective)

Location: Boat Brae Restaurant And Bar 2 - 14 Boat Brae Newport On Tay Tayport Fife DD6 8EX

Applicant: Mr Alan Beaton 2-14 Boat Brae Newport-on-Tay United Kingdom DD6 8EX

Agent: Dermot Campbell 460 Riverside Drive Dundee United Kingdom DD1 4XB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

160 **Application No:** 23/00590/CLP

Date Decision Issued: 24/03/2023

Ward: Tay Bridgehead

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

Location: Leuchars Castle Farmhouse Leuchars St Andrews Fife KY16 0EY

Applicant: JLW Foster & Co Craigie Farm Leuchars St Andrews Scotland KY16 0DT

Agent: Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

161 **Application No:** 23/00296/FULL

Date Decision Issued: 27/03/2023

Ward: Tay Bridgehead

Proposal: Single storey extension to front of dwellinghouse

Location: Jupiter Cottage Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

Applicant: Ms C Jamieson Jupiter Cottage Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

Agent: Calum Duncan Officer's Club, The Drill Hall 30 Dalmeny Street Edinburgh Lothian EH6 8RG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Proposed conversion of existing ground floor garage space to habitable accommodation, erection of double garage, and erection of garden room with associated works and landscaping
Location: Camalar House Forgan Drive Drumoig St Andrews Fife KY16 0EQ
Applicant: Mrs Deborah Syme Camalar House Forgan Drive Drumoig St Andrews Fife KY16 0EQ
Agent: JON FRULLANI 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The ancillary self-contained living accommodation, hereby approved, shall only be used as domestic accommodation ancillary to Calmar House, Forgan Drive, Drumoig, St. Andrews KY16 0EQ, and not as a permanent separate dwellinghouse. Furthermore, should the care facility the ancillary accommodation provides for cease, the accommodation shall remain ancillary to Calmar House and shall not be sold, let, or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
3. The development hereby approved shall not in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site. Unless otherwise agreed in writing with Fife Council as Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, 3 off-street parking spaces shall be provided on the site at all times and shall be in accordance with the current Fife Council Transportation Development Guidelines and shall be maintained and kept available as such.
5. BEFORE DEVELOPMENT SHALL COMMENCE ON SITE, the 14/03933/FULL consented scheme of landscaping shall be updated to align with the proposed new garage layout, the garden pergola, and the garden room, and shall be submitted to the Planning Authority for approval in writing. The scheme shall include all revised landscape details walls, paving, pergola etc and existing and proposed areas of tree/shrub planting including, location, numbers, densities, species, and size at time of planting.
6. The planting for the landscape scheme under condition 5 above shall be carried out in the first planting season following the first occupation of the ancillary development. Any trees and plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless changes to the consented landscape scheme are otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
3. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
4. To ensure adequate provision of off-street car parking.
5. To ensure the visual quality of the area is maintained.
6. To ensure the visual quality of the area is maintained.

Ward: Tay Bridgehead
Proposal: Planning permission in principle for erection of dwellinghouse
Location: 4 Quality Street Gauldry Newport On Tay Fife DD6 8RS
Applicant: Mr C Stewart c/o 4 Quality Street Gauldry Scotland DD6 8RS
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, 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 proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (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);
 - (g) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

No 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.

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.
4. Prior to any works starting on site, the applicant shall submit details of any proposed construction works on the public footway and adjacent adopted road (in consultation with this Planning Authority and Fife Council's Roads Network Management Team) in relation to the adjustment of the adjacent traffic calming island or other required works. Thereafter the details/requirements or other necessary works shall be submitted to this Planning Authority for its prior approval BEFORE WORKS COMMENCE ON SITE.
5. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 off-street parking spaces per 2 or 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the

curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

6. Prior to the occupation of the proposed 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. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the east and to the west at the junction of the proposed new vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
8. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
9. The indicative house location and size is not hereby approved.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
4. In the interest of road and pedestrian safety and 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 interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
9. In order to allow adjustments to the indicative plans for turning area and any other unforeseen requirement(s).

164 **Application No:** 23/00118/FULL

Date Decision Issued: 04/04/2023

Ward: Tay Bridgehead

Proposal: Replacement stair and balcony to rear of dwelling

Location: 49A Kilnburn Newport On Tay Fife DD6 8DE

Applicant: Mr William Rough 49A Kilnburn Newport On Tay Fife DD6 8DE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

165 **Application No:** 23/00164/FULL

Date Decision Issued: 21/03/2023

Ward: West Fife And Coastal Villages

Proposal: Single storey extensions to existing dwelling

Location: 1 Wardlaw Crescent Oakley Dunfermline Fife KY12 9QW

Applicant: Mr Hugh Smith 1 Wardlaw Crescent Oakley United Kingdom KY12 9QW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

166 **Application No:** 23/00176/FULL

Date Decision Issued: 21/03/2023

Ward: West Fife And Coastal Villages

Proposal: Alterations and extensions to dwellinghouse

Location: 19 Glen Moriston Drive Cairneyhill Dunfermline Fife KY12 8YS

Applicant: Mr Callum Johnston 19 Glen Moriston Drive Cairneyhill Dunfermline Fife KY12 8YS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

167 **Application No:** 23/00134/FULL

Date Decision Issued: 23/03/2023

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 46 Woodhead Street High Valleyfield Dunfermline Fife KY12 8SH

Applicant: Mr & Mrs G Downs 46 Woodhead Street High Valleyfield Scotland KY12 8SH

Agent: Stephen Fraser 29 Arkaig Drive Crossford Scotland KY12 8YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

168 **Application No:** 23/00285/FPN

Date Decision Issued: 23/03/2023

Ward: West Fife And Coastal Villages

Proposal: Forestry Prior Notification for upgrading of existing road and the formation of road

Location: Meadowhead Forest Hillend Fife

Applicant: Gresham House Forest Growth & Sustainability LP Hestan House Crichton Business Park Bankend Road Dumfries Scotland DG1 4TA

Agent: Gavin Mann 1 Duckburn Park Dunblane Stirling FK15 0EW

Application Permitted - no conditions

169 **Application No:** 23/00232/FULL

Date Decision Issued: 24/03/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of 3no windows

Location: Cherrytree Cottage Low Causeway Culross Dunfermline Fife KY12 8HL

Applicant: Mr Neil McMahon Cherrytree Cottage Low Causeway Culross Dunfermline Fife
KY12 8HL

Agent: Ross McMahon Cherrytree Cottage Low Causeway Culross United Kingdom
KY12 8HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

170 **Application No:** 23/00496/APN

Date Decision Issued: 29/03/2023

Ward: West Fife And Coastal Villages

Proposal: Prior notification of erection of agricultural building (non-residential)

Location: Land At Din Moss Farm Fife

Applicant: Knockhill Distillery The Lodge Din Moss Upper Saline UK KY12 9LR

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of dwellinghouse with associated access and parking

Location: Prestonview 6 Veere Park Culross Dunfermline Fife KY12 8NE

Applicant: Mr Paul Clarke 13 Baird Road Armadale West Lothian EH48 3NS

Agent: Alison Arthur 85 High Street Newburgh KY14 6DA

Application Refused

Reason(s):

1. In the interest of residential amenity; the requested noise impact assessment has not been submitted, thereby failing to demonstrate that there would not be a significant detrimental impact on the amenity of the proposed house from noise generated by the railway line to the south and road to the north. Furthermore, the proposed development would result in a significant detrimental impact on the amenity of the proposed house, by virtue of the constrained nature of the site, as it would be unable to provide an acceptable provision of private useable garden ground, contrary to Policy 1: Development Principles and Policy 10: Amenity of the Adopted FIFEPlan (2017) and Policy 23 of NPF4.
2. In the interests of visual amenity; the proposal would result in the overdevelopment of the site, thereby not respecting nor being in keeping with the prevailing pattern of development within the surrounding area and resulting in a significant detrimental effect on the visual amenity of the area, contrary to Policy 14: Design, Quality and Places of NPF4 and Policies 1 and 10 of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interest of flood prevention and the water environment; the proposed development would be situated within a flood risk area, contrary to Policy 22: Flood Risk and Water Management of NPF4 and Policy 1: Development Principles and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan 2017.
4. In the interest of road safety; the development would be unable to provide adequate space for the manoeuvring of vehicles within the site, thereby resulting in a significant detrimental impact on existing levels of road safety, contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles and Policy 3: Infrastructure and Services, of the adopted FIFEplan (2017).

172 **Application No:** 23/00158/FULL

Date Decision Issued: 30/03/2023

Ward: West Fife And Coastal Villages

Proposal: Erection of ancillary building

Location: 1 The Dairy Righead Farm Kincardine Alloa Fife FK10 4AT

Applicant: Mr Alan Venters The Dairy 1 Righead Farm Kincardine Scotland FK10 4AT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

173 **Application No:** 23/00274/FULL

Date Decision Issued: 31/03/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of 4 electric vehicle charging points including infrastructure

Location: Police College Tulliallan Castle Alloa Fife FK10 4BE

Applicant: Mr Kenneth McNaught Clyde Gateway 2 French Street Dalmarnock Glasgow Scotland G40 4EH

Agent: Gemma Forrest 9 Deer Park Avenue Fairways Business Park Livingston Scotland EH54 8AF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

174 **Application No:** 22/04258/FULL

Date Decision Issued: 03/04/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of 3 no. air source heat pumps

Location: Carnock Primary School 11 Main Street Carnock Dunfermline Fife KY12 9JG

Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT

Agent: Angela Scott Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

175 **Application No:** 23/00467/FULL

Date Decision Issued: 03/04/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of 1 no. 75 kW freestanding electric vehicle charging point

Location: Police College Tulliallan Castle Alloa Fife FK10 4BE

Applicant: Mr Kenneth MacNaught Clyde Gateway 2 French Street Dalmarnock Glasgow Scotland G40 4EH

Agent: Gemma Forrest 9 Deer Park Avenue Fairways Business Park Livingston Scotland EH54 8AF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

176 **Application No:** 23/00291/FULL

Date Decision Issued: 07/04/2023

Ward: West Fife And Coastal Villages

Proposal: Change of use of flatted dwelling to HMO (3 persons)

Location: 26 High Street Kincardine Alloa Fife FK10 4RJ

Applicant: Mr Michael Houghton 2 MacGregor Place Falkirk Scotland FK2 8RJ

Agent: Gregor Robertson 50 Steel Crescent Denny Scotland FK6 5JP

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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