

# North East Planning Committee

County Hall, County Buildings, Cupar

Wednesday, 9 April 2025 - 1.30 p.m.



## AGENDA

Page Nos.

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** – In terms of Section 5 of the Code of Conduct, members of the Committee are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE** – Minute of Meeting of North East Planning Committee of 12 March 2025. 3 – 6
4. **24/02538/ARC - LAND BETWEEN MILLFLAT AND LECKIEBANK ROAD, AUCHTERMUCHTY** 7 – 31  
  
Approval of matters specified in conditions (1 a-s) of planning permission in principle 21/02110/PPP for residential development (15 dwellinghouses), formation of new vehicular accesses and associated works.
5. **24/00796/FULL - CARAVAN PARK, KNOCKHILL OF NYDIE, NYDIE** 32 – 49  
  
Change of use from touring and camping area to form 33 static pitches and associated decking and associated internal access road and drainage infrastructure and landscaping.
6. **24/03296/FULL - EARLSLEA, 71 HIGH STREET, EARLSFERRY** 50 – 58  
  
Single storey extension to front of dwellinghouse and formation of raised decking.
7. **24/03297/LBC - EARLSLEA, 71 HIGH STREET, EARLSFERRY** 59 – 65  
  
Listed Building Consent for single storey extension to front with raised decking.
8. **APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.**

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

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

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

Fife House  
North Street  
Glenrothes  
Fife, KY7 5LT

2 April 2025

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### **BLENDED MEETING NOTICE**

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

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

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

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

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

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

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

**THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING**

**JP Court Room, County Buildings, Cupar**

**12 March 2025**

**1.30 pm – 3.45 pm**

**PRESENT:** Councillors Jonny Tepp (Convener), Al Clark, Fiona Corps, Sean Dillon, Stefan Hoggan, Gary Holt, Louise Kennedy-Dalby, Allan Knox, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

**ATTENDING:** Alastair Hamilton, Service Manager Development Management, Andy Taylor, Planner, Scott McInroy, Chartered Planner and Benet Davis, Planning Assistant, Development Management; Steven Paterson, Legal Team Manager, Planning and Environment and Diane Barnett, Committee Officer, Legal and Democratic Services.

**APOLOGY FOR ABSENCE:** Councillor Margaret Kennedy.

**221. DECLARATIONS OF INTEREST**

Councillor Lawson declared an interest in the five planning applications at paragraphs 225 to 229 - South Street, St Andrews – in representing his constituents' views, he was considered to have expressed a view on the proposed developments.

Councillor Lawson also declared an interest in paragraphs 230 and 231 – Younger Hall, 89 to 99 North Street, St Andrews – as he served on the Court of the University of St Andrews; and Councillor Clark also declared an interest as he was employed by the University.

**222. MINUTE**

The committee considered the minute of meeting of the North East Planning Committee of 12 February 2025.

**Decision**

The committee approved the minute.

**223. 24/02529/FULL - 3 THE PADDOCK, LETHAM FARM, THE SQUARE**

The committee considered a report by the Head of Planning Services relating to an application for the erection of two dwellinghouses and associated works (demolition of existing outbuildings).

**Decision**

The committee approved the application subject to the nine conditions and for the reasons detailed in the report.

**224. 24/02526/CAC - 3 THE PADDOCK, LETHAM FARM, THE SQUARE**

The committee considered a report by the Head of Planning Services relating to an application for conservation area consent for demolition of ruinous outbuildings.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

*Prior to consideration of the following reports, paragraphs 225 to 231 inclusive, having declared an interest, Councillor Lawson left the meeting.*

**225. 24/01948/FULL - 201 SOUTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for environmental improvements to the public realm including conversion and resurfacing of parking areas, widening footpaths and installation of associated street furniture and cycle racks.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

**226. 24/01950/FULL - 183 SOUTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for environmental improvements to the public realm including conversion and resurfacing of parking areas, widening footpaths and installation of associated street furniture and cycle racks.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

**227. 24/02026/FULL – 29-43 AND 34-40 SOUTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for environmental improvements to the public realm including conversion and resurfacing of parking areas, widening footpaths and installation of associated street furniture and cycle racks.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

**228. 24/02027/FULL - 73-107 SOUTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for environmental improvements to the public realm including conversion and resurfacing of parking areas, widening footpaths and installation of associated street furniture, cycle racks and associated landscaping.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

**229. 24/02028/FULL - 109–133 SOUTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for environmental improvements to the public realm including conversion and resurfacing of parking areas, widening footpaths and installation of associated street furniture and landscaping.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

*Prior to consideration of the following two applications, having declared an interest, Councillor Clark left the meeting.*

**230. 24/02338/FULL - YOUNGER HALL, 89 - 99 NORTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for the installation of roof mounted solar panels.

**Decision**

The committee approved the application subject to the two conditions and for the reasons detailed in the report.

**231. 24/02306/LBC - YOUNGER HALL, 89 - 99 NORTH STREET, ST ANDREWS, FIFE**

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for installation of roof mounted solar panels.

**Decision**

The committee approved the application subject to the four conditions and for the reasons detailed in the report.

*The committee adjourned at 3.20 pm and reconvened at 3.25 pm.*

*Councillors Lawson and Clark re-joined the meeting prior to consideration of the following items.*

**232. 24/02799/FULL - FALSIDE MILL EVENTS VENUE, KENLY, BOARHILLS**

The committee considered a report by the Head of Planning Services relating to an application for change of use from vacant land to form a caravan park (siting of 19 caravan pitches) and associated works.

**Decision**

The committee approved the application subject to the five conditions and for the reasons detailed in the report.

**233. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.**

**Decision**

The committee noted the list of applications dealt with under delegated powers since the previous meeting.

**Committee Date: 09/04/2025**

**Agenda Item No. 4**

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**Application for Approval Required by Condition(s)**      **Ref: 24/02538/ARC**

**Site Address:**                      **Land Between Millflat and Leckiebank Road Auchtermuchty**

**Proposal:**                      **Approval of matters specified in conditions (1 a-s) of planning permission in principle 21/02110/PPP for residential development (15 dwellinghouses), formation of new vehicular accesses and associated works**

**Applicant:**                      **Ediston Homes (Auchtermuchty) Limited, 1 St Andrew Square Edinburgh**

**Date Registered:**              **4 November 2024**

**Case Officer:**                  **Scott Simpson**

**Wards Affected:**              **W5R16: Howe Of Fife And Tay Coast**

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### **Reasons for Referral to Committee**

This application requires to be considered by the Committee because the application has attracted an objection from a statutory consultee and seven letters of objection, whilst the officer's recommendation is for approval.

### **Summary Recommendation**

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The application is recommended for: Conditional Approval

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## **1.0 Background**

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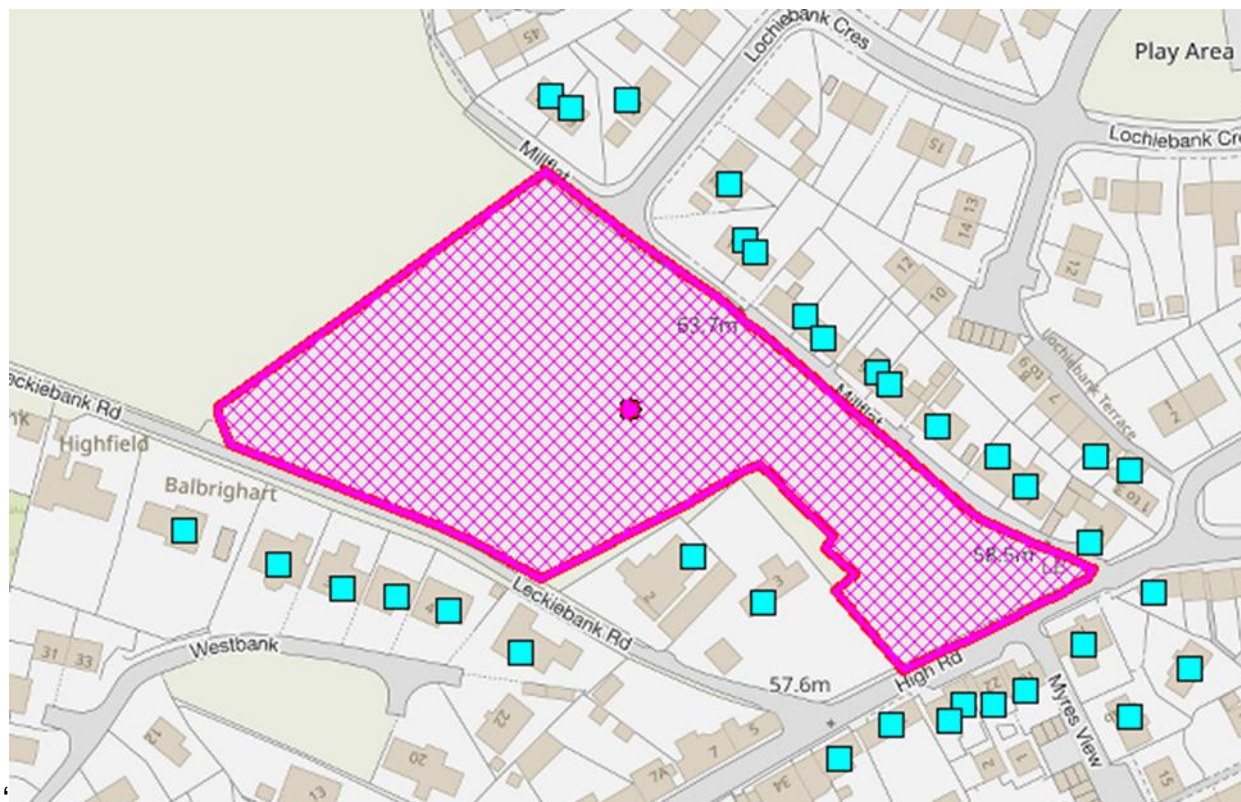
### **1.1 The Site**

1.1.1 This application relates to a grassed area of land measuring approximately 1.2 hectares which is located between Leckiebank Road and Millflat, and within the Auchtermuchty Settlement Boundary as designated within the Adopted FIFEplan (2017). The site is allocated as a Housing opportunity site (AUC 002 - Land west of Millflat) within the Adopted FIFEplan (2017) (LDP) with an estimated capacity for 30 dwellings. This allocation states that a drainage impact assessment and transport statement to identify the most suitable access points will be required, whilst no development should be within 10 metres of any boundary trees/hedgerows.

1.1.2 The site is surrounded by dwellinghouses to the south, east and west with an agricultural field to the north-west. The site is also bound by an approximately 2-metre-high stone wall on the southern and part of the south-eastern boundary, an approximately 2.5-metre-high hedge along the eastern boundary, an approximately 1.2-metre-high stone wall with a hedgerow and a post and wire fence behind it on the western boundary and a post and wire fence along the

northern boundary. Several mature trees are located along the western boundary with some trees located near the centre of the site. The site slopes downwards from the north-west to the south-east. The existing dwellinghouse (Lochybank, 3 High Road) located adjacent to the south-western part of the site is a Category C Listed building. This listing includes the garden walls and gate piers. The site is located on land which is classed as a built-up area as per the James Hutton Institute Soil Survey of Scotland and is not classed as prime agricultural land. Core paths also run adjacent to the site along Leckiebank Road (Core Path Code: P306/01 - Auchtermuchty Leckiebank Circuit and High Road) and High Road (Core Path Code: P310/01 – Auchtermuchty Common).

### 1.1.3 LOCATION PLAN



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## 1.2 The Proposed Development

1.2.1 This application is for approval of matters specified in conditions (1 a-s) of planning permission in principle (PPP) 21/02110/PPP for residential development, formation of new vehicular accesses and associated works. The development would include a total of 15 dwellings which would comprise of 11 detached (8 x 3 bedroom and 3 x 5 bedroom) and 4 semi-detached (4 x 3 bedroom) single storey dwellings. Each dwelling would have a rear garden ground area measuring between 103 and 177 square metres and boundary treatments would include a mixture of fencing, brick walls, post and wire fencing and hedges. The proposed dwellings would all have pitched roofs clad in grey coloured flat concrete roof tiles, a mixture of white render and buff multi-facing brick finish, brick facing basecourse, dark grey coloured UPVC windows and doors with pre-cast stone cills and surrounds and black coloured rainwater goods. Eight of the dwellings would have enhanced gable ends which would include the whole gable end being finished in brick, whilst all other dwellings would have gable ends with a white dry dash render finish.



1.2.2 The proposed layout shows the dwellings being located to the north of 2 Leckiebank Road with an internal access road, shared surfaces and new accesses being formed onto High Road and onto Millflat at the junction with Lochiebank Crescent. An open space area would be located on the southern side of the site perpendicular to the proposed access road which exits onto High Road. The proposed access from High Road would be taken through the existing stone wall that runs along the southern boundary of the site and this wall would be dismantled and re-built further back within the site to allow for the widening of High Road to 5.5 metres along the frontage of the site. Vehicular parking within the site comprises of a mixture of side and front driveways along with detached garages on three of the plots and four on-street visitor parking spaces. Pedestrian footpaths are also proposed within the site and a 2-metre-wide footpath would connect from Millflat to the north-east of the site to Leckiebank Road to the south-west, whilst a footpath is also proposed which connects to High Road to the South.

1.2.3 Soft landscaping would include the planting of several trees (12 heavy standard and 15 extra heavy standard), hedges and shrubs around the site along with a wildflower and amenity grass mix. Air source heat pumps are also proposed within each plot.

1.2.4 A surface water management scheme is proposed within the site, and this would include surface water being collected in an underground storage attenuation tank which would be located to the south of Plot 1 and a soakaway which is located at the southern part of the site on the open space area. This scheme would also include permeable paving for all driveways, underground drainage pipes and filter trenches. The proposal advises that the surface water and foul sewer connection would be adopted by Scottish Water.

### **1.3 Relevant Planning History**

- Planning permission in principle (21/02110/PPP) for residential development, formation of new vehicular accesses and associated works was approved subject to a section 75 planning obligation and conditions. The section 75 planning obligation requires that the developer shall pay an affordable housing commuted sum of £20,000 no later than 14 days after the completion of the eighth market housing unit. This application was approved by the North-East Planning Committee on 12<sup>th</sup> January 2022 and the decision was issued on 27<sup>th</sup> June 2022.
- An EIA screening opinion (21/01428/SCR) for residential development was provided on 24th May 2021. This Planning Authority considered that an environmental impact assessment was not required for the proposed residential development on the application site.
- An application for full planning permission (18/02298/FULL) for erection of 30 dwellinghouses, access and associated works was withdrawn on 25th June 2019.
- Full planning permission (12/01811/FULL) for a dwellinghouse was approved with conditions and subject to a legal agreement on 4<sup>th</sup> October 2012. This house has been built and is located directly between the application site and 3 High Road.

### **1.4 Application Procedures**

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

1.4.2 Under Section 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

1.4.3 National Planning Framework 4 (NPF4) was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications.

1.4.4 As per Section 24 (3) of the Town and Country Planning (Scotland) Act 1997 (as amended) where there is any incompatibility between a provision of NPF4 and the LDP, whichever of them is the later in date is to prevail. The Chief Planner's Letter dated 8th February 2023 also advises that provisions that are contradictory or in conflict would be likely to be considered incompatible.

1.4.5 A physical site visit has been undertaken for this application on 25<sup>th</sup> March 2025. All other necessary information has been collated digitally to allow the full consideration and assessment of the application.

1.4.6 This application was advertised in The Courier newspaper on 14<sup>th</sup> November 2024. Neighbour notification letters were also sent out to all physical premises within 20 metres of the application site boundary on 4<sup>th</sup> November 2024 and a site notice was placed within the vicinity of the site on 12<sup>th</sup> November 2024.

1.4.7 As a Matters Specified by Condition application, this development needs to receive a formal permission, but it is not in itself a standalone planning permission. Any permission granted is read entirely in accordance with the terms of the PPP.

## **1.5 Relevant Policies**

### **National Planning Framework 4 (2023)**

#### **Policy 1: Tackling the climate and nature crises**

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

#### **Policy 2: Climate mitigation and adaptation**

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

#### **Policy 3: Biodiversity**

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

#### **Policy 4: Natural places**

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

#### **Policy 6: Forestry, woodland and trees**

To protect and expand forests, woodland and trees.

#### **Policy 7: Historic assets and places**

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

#### Policy 12: Zero Waste

To encourage, promote and facilitate development that is consistent with the waste hierarchy.

#### Policy 13: Sustainable transport

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

#### Policy 14: Design, quality and place

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

#### Policy 15: Local Living and 20-minute neighbourhoods

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

#### Policy 18: Infrastructure first

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

#### Policy 19: Heat and cooling

To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

#### Policy 20: Blue and green infrastructure

To protect and enhance blue and green infrastructure and their networks.

#### Policy 21: Play, recreation and sport

To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

#### Policy 22: Flood risk and water management

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

#### Policy 23: Health and safety

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

#### Policy 31: Culture and creativity

To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

## **Adopted FIFEplan (2017)**

### **Policy 1: Development Principles**

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

### **Policy 3: Infrastructure and Services**

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

### **Policy 4: Planning Obligations**

Outcomes: New development provides for additional capacity or improvements in existing infrastructure to avoid a net loss in infrastructure capacity.

### **Policy 10: Amenity**

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

### **Policy 11: Low Carbon Fife**

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

### **Policy 12: Flooding and the Water Environment**

Outcome: Flood risk and surface drainage is managed to avoid or reduce the potential for surface water flooding. The functional floodplain is safeguarded. The quality of the water environment is improved.

### **Policy 13: Natural Environment and Access**

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

### **Policy 14: Built and Historic Environment**

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

## **National Guidance and Legislation**

### **Historic Environment Scotland Policy Statement (2019)**

This policy statement advises that development proposals involving Listed Buildings should have high standards of design and should maintain their visual setting.

Historic Environment Scotland's Managing Change in the Historic Environment's Guidance Note on Setting (2016)

This guidance sets out the general principles that should apply to developments affecting the setting of historic assets or places including listed buildings. The guidance advises that it is important to identify the historic assets that may be affected, define the setting of each asset and assess the impact any new development may have on this.

PAN (Planning Advice Note) 1/2011

This PAN provides advice on the role of the planning system in helping to prevent and limit the adverse effects of noise. It also advises that Environmental Health Officers should be involved at an early stage in development proposals which are likely to have significant adverse noise impacts or be affected by existing noisy developments.

## **Supplementary Guidance**

Supplementary Guidance: Low Carbon Fife (2019)

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

Supplementary Guidance: Making Fife's Places (2018)

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

## **Planning Policy Guidance**

Planning Policy Guidance: Development and Noise (2021)

Policy for Development and Noise looks at both noisy and noise sensitive land. Noise sensitive developments may need to incorporate mitigation measures through design, layout, construction or physical noise barriers to achieve acceptable acoustic conditions.

Planning Policy Guidance: Planning Obligations (2017)

Planning Obligations guidance seeks to ensure that new development addresses any impacts it creates on roads, schools and community facilities. It assists the development industry to better understand the costs and requirements that will be sought by Fife Council and provides certainty to communities and public bodies that new development will have no negative impact.

## **Planning Customer Guidelines**

Fife Council's Planning Customer Guidelines on Daylight and Sunlight (2018)

This guidance sets out that unacceptable impacts on light to nearby properties should be minimised and preferably avoided.

Fife Council's Planning Customer Guidelines on Dormer Extensions (2016)

This guidance advises that clear glazed windows should be set 9 metres off a mutual garden boundary where there is a potential for overlooking to the garden of the neighbouring property.

Fife Council's Planning Customer Guidelines on Garden Ground (2016)

This guidance advises that all new detached and semi-detached dwellinghouses should be served by a minimum of 100 square metres of private useable garden space. This does not include space for garages, parking or manoeuvring vehicles. The guidance also advises that the recommended plot ratio may be relaxed where proposals are of outstandingly high quality, in terms of their overall design, layout and density or where the layout is in keeping with the surrounding area. This guidance also advises that if there is a road or pavement between buildings then the required 18 metres privacy distance can be reduced and lesser distances may be accepted for windows opposite each other, but which are at different heights to each other.

Fife Council's Minimum Distance between Windows Guidance (2011)

This guidance advises that there should be a minimum of 18 metres distance between windows that directly face each other, however, this distance reduces where the windows are at an angle to each other.

### **Other Relevant Guidance**

Fife Council's Design Criteria Guidance on Flooding and Surface Water Management requirements (2022)

This guidance provides advice to all stakeholders involved in the planning process in relation to flooding and surface water management requirements.

## **2.0 Assessment**

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### **2.1 Relevant Matters**

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

- Principle of Development
- Design and Layout/Visual Impact
- Landscape Impact
- Impact on Setting of adjacent Category C Listed Buildings
- Residential Amenity
- Garden Ground
- Transportation/Road Safety
- Flooding and Drainage
- Air Quality
- Natural Heritage including impact on Trees, Protected Species, Wildlife Habitats and Biodiversity Enhancement
- Low Carbon, Sustainability and Tackling the Climate and Nature Crises
- Open Space and Play Areas
- Public Art
- Waste Management

## **2.2 Principle of Development**

2.2.1 Objections state that the proposal would result in the loss of open space.

2.2.2 The principle of residential development on this site does not need to be revisited as it has already been established with the approval of the original application for PPP (21/02110/PPP) for 15 dwellings. The site is also allocated within the LDP as a housing site with an estimated capacity for 30 dwellings. The proposal, however, must comply with the conditions set out in this PPP decision to be considered acceptable. In this regard, the current application has been submitted under conditions 1 (a) to (s) which set out the detailed plans and information which are to be submitted to allow a full detailed assessment of the proposal to be carried out. Overall, this application has met the information submission requirements for the relevant conditions, where appropriate, and these matters are assessed in more detail below.

## **2.3 Design and Layout/Landscape and Visual Impact**

2.3.1 Policy 14 of NPF4, Policies 1, 10 and 14 of the LDP and Making Fife's Places Supplementary Guidance apply.

2.3.2 Conditions 1 (a) to (c) require that a location plan, site plan, levels, details of finishing materials and sections and elevations of all building on site be submitted. Condition 1 (s) requires a landscape and visual appraisal to be submitted. Condition 1 (d) requires a Design and Access Statement (DA) be submitted which evidences how the design and layout has been derived by an analysis of the site and its context, and how it addresses the six qualities of successful places. The DA has to address the following relevant matters:

- Boundary treatments should be carefully considered and should be visually appropriate and should not detract from the character of the area.
- The entrance to the site should be carefully considered in terms of building design, layout, landscaping and public art so that it makes a positive visual and landscape contribution.
- 3D visualisations and relevant photomontages from relevant viewpoints (as agreed with this Planning Authority and as set out in Fife Council's Urban Design Consultation response dated 29th September 2021) demonstrating the visual impact of the proposal on the site, the surrounding area and the setting of the adjacent listed building.
- The layout should respond to the topography of the site minimising the use of retaining walls and cut and fill. Information on the heights and materials of any retaining walls and site sections (which extend to include the surrounding streets) should be provided with the finalised design.
- The finalised design should include principles to address how the design of any streets balance out the needs of people (for walking, socialising, play etc) with vehicular movements. The street design principles should be set out in the DA Statement.

2.3.3 A Design and Access Statement (DAS) and various drawings have been submitted which includes contextual drawings, photographs and visualisations which demonstrate how the proposed development would sit on the site in relation to the surrounding area and adjacent buildings. The DAS undertakes a review of the existing site context and constraints and advises that there are several site constraints which have influenced the proposal from the outset including proximity to existing housing, existing landscaping and trees, heights, views, drainage, and infrastructure. The DAS advises that the site offers an excellent opportunity for development, providing a range of new homes and creating new connections to the surrounding path network with the development concept including the following:

- a logical and permeable extension to the west of Auchtermuchty, which accords with the LDP.
- a range of new homes that respond positively to the local vernacular of Auchtermuchty.
- a development orientation which responds to the site levels and existing street pattern.

- the creation of a permeable development with footpath links to the west, east and south of the site.
- the widening of the existing High Road to improve accessibility.
- the retention of the existing hedge to the north-eastern boundary of the site, with the exception of a small opening to enable access, which will provide containment along the north-eastern edge and enhance biodiversity on site.
- a proposal which enhances the site's biodiversity including meadow planting, tree and shrub planting, and a varied species planting strategy.

2.3.4 The DAS concludes that the proposal has been designed to meet all national and local design requirements, including the requirements of the LDP and NPF4, and will provide high quality new homes within a sustainable location which would meet the six qualities of a successful place.

2.3.5 Fife Council's Urban Design Officer (UDO) has submitted neutral comments on the site layout. These include that plots 4 to 8 should be turned around to front onto the field to the north and that plots 2 to 3 be turned around so that the dwellings front onto Millflat. The UDO advises that this would help with the transition from the rural to urban area and in terms of the character of the surrounding area. These matters were investigated; however, it is considered that fronting plots 2 to 3 onto Millflat would create an unacceptable relationship between the houses on Millflat and these plots, whilst the existing high hedge that runs along this eastern boundary is also to be retained and would potentially need to be removed should the plots be turned around. It is also not considered necessary to front plots 4 to 8 onto the field to the north as the proposed site layout is considered acceptable. The layout was also amended to ensure that the boundary treatments between these plots and the field would be acceptable, and these now include a hedge running along this boundary along with a 900 mm high post and rail fence on the south side of this. The UDO also advises that boundary edges to public streets should not utilise timber fencing, whilst seating areas should be accommodated on public open spaces. Amended drawings were submitted to address these matters with brick walls and hedging now included on public boundaries and seating areas included on the southern part of the open space area. The overall matters relating to urban design are also fully assessed below.

2.3.6 In terms of the design and materials of the proposed houses, contemporary style single storey bungalow housetypes (11 detached and 4 semi-detached) are proposed throughout the site and these are attractively designed with varied detailing. All of the dwellings within the site would be single storey and would have pitched roofs clad in grey coloured concrete roof tiles with grey coloured UPVC casement windows. A variety of finishing materials would also be utilised throughout the site with a mix of brick and rendered finishes to elevations with full brick finishes used on feature plots. These finishing materials and style of dwellings are considered appropriate within the context of the surrounding area where neighbouring properties also utilise similar finishing materials and are of a contemporary style design. The proposal also details active street frontages and enhanced gables onto public areas. The application would, therefore, result in a proposed scheme that would integrate well with and would respect the character and appearance of the existing and proposed neighbouring residential developments, whilst the proposed finishing materials would be visually acceptable and appropriate within the context of the surrounding area which has a mixture of traditional and contemporary style dwellings. The proposed design of the development would help to create a place that is a pleasant, welcoming and distinctive place to live.

2.3.7 Sections and visualisations have been submitted which demonstrate that the building heights would sit comfortably within the site and would relate well to the neighbouring single storey and two storey properties. The heights of the proposed buildings would, therefore, be appropriate at this location. The submitted sections, visualisations and site layout drawings also demonstrate that the proposal utilises the topography of the site to ensure that the building heights are varied along streets, whilst some dwellings are pulled closer to the road than others to create a sense of enclosure and varying interesting building lines. This variation to the



layout, heights and materials throughout the overall site, would ensure that the development provides a visually interesting and distinctive place. The submission also demonstrates that the proposal would be in keeping with the scale, massing and layout of the existing built form adjacent to this location and would be an appropriate form of development which would sit comfortably within the site and would respect and enhance the visual amenity of the surrounding area. A mix of side and front off-street parking combined with the varied building lines and house types also helps to create elements of interest within the development. The proposed density of the development would also be acceptable when taken within the context of the surrounding area.

2.3.8 The proposed hard and soft landscaping along with active travel routes would be of high quality and the proposed areas of open space and landscaped areas would help soften the visual impact of the development and would make it a welcoming place in terms of open green spaces and the density of the proposal, whilst, the proposed green areas and the incidental areas of open space, street trees, hedgerows and planting throughout the proposal would provide a significant positive contribution to the distinctiveness and character of the place which would be welcoming to any visitors to the site. The proposed open space, parking areas and footpaths within the site are also overlooked by surrounding buildings and the development would include active frontages on corner plots providing informal surveillance and a sense of safety throughout the site which would create a safe and pleasant place to live. The proposed soft landscaping would also contribute to biodiversity and this matter is further assessed under section 2.11.5 (Biodiversity Enhancement) of this report of handling.

2.3.9 A mixture of boundary treatments are proposed throughout the site including approximately 1.8-metre-high timber fencing to rear private gardens, approximately 1.8-metre-high brick walls and hedging on public facing boundaries and an approximately 1.8-metre-high timber fence and hedging along the north facing boundaries between the rear gardens and field. Elevation details of these boundary treatments have been submitted, and it is considered that these boundary treatments would be visually acceptable and in keeping with the surrounding area.

2.3.10 Two vehicular accesses onto Millflat and High Road and pedestrian footpaths connecting Millflat, Leckiebank and High Road are proposed which creates an integration and connection with the existing residential area which surrounds three sides of the site. The proposal, therefore, includes multiple points of pedestrian/cycle accesses which would integrate the development into the existing urban structure and movement routes and the street widths vary throughout the site whilst there are distinctive movement junctions and edges formed by green spaces and overlooked by active building frontages which would ensure that the development is easy to move around and safe and pleasant to be in. The matters relating to connectivity and access into the site are also further assessed under section 2.8 (Road Safety) of this report of handling.

2.3.11 In conclusion, the proposal would provide an attractive, welcoming, high-quality development through a varied layout and the height, massing, roofline and other detailing is considered to respect the character and appearance of the surrounding built environment. The proposal overall would, therefore, result in a development which would provide a positive visual contribution to this area, and which would comply with the six qualities of a successful place as set out within the Development Plan. The proposal overall would, therefore, comply with the Development Plan in this respect and would be visually acceptable.

## **2.4 Landscape Impact**

2.4.1 Policies 4 and 14 of NPF4 and Policies 1, 10, 13 and 14 of the LDP and Making Fife's Places apply.

2.4.2 Condition 1 (s) of the PPP requires that a landscape and visual appraisal (LVA) be submitted.

2.4.3 The LVA states that the landscape around Auchtermuchty lies in a wide valley through which the River Eden flows west to east across a flat flood plain. Auchtermuchty sits at the north edge of this flat plane as the land begins to rise towards Pitlour Hill northwest of the village which forms part of the wider Ochil Hills range. The LVA further states that to the south across the valley, the landmark Lomond Hills rise dramatically into peaks formed by volcanic rocky outcrops on top of a steep escarpment and cliffs. The LVA includes a zone of theoretical visibility over 5 kilometres from the site and includes a summary of viewpoints within the surrounding area. The LVA concludes that the small scale and infill nature of the site which is surrounded to the north-east and south by the existing settlement means that views in these directions will be limited to the immediately adjacent dwellings. It further states that some views to the south may extend further but these would be over distance and only of rooftops. The LVA considers that in the context of the wider settlement any impacts would be negligible. The LVA also considers that the Lomond Hills and surrounding landscape is designated as a Special Landscape Area but views from this area would be over distance and well screened within the context of Auchtermuchty. It further states that views will extend further to the west of the site but there are few receptors in this direction and when viewed over distance, the small development will appear in the context of the existing settlement on either side. The LVA concludes, overall, that visual impacts from the proposal will be very low due to the small-scale nature of the development and the context of the surrounding settlement, whilst there is scope for the retention of existing boundary hedges and enhancement planting which will mitigate residual impacts upon adjacent dwellings.

2.4.4 The findings of the submitted LVA are accepted and it is considered that the proposed dwellings, which would be single storey, and would be viewed within the context of the existing surrounding residential area to the west, east and south would have no significant further impact on the site or surrounding landscape. The Lomond Hills can be viewed from Millflat and Lochiebank Crescent when looking to the west over the site, however, these views are currently interrupted by the existing dwellings at Leckiebank Road on the western side of the site and the Hills will still be visible over the proposed single storey dwellings and through corridors within the site. The proposed landscape impact of the proposal would, therefore, be acceptable and there would be no significant detrimental impact on the landscape character of the area. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

## **2.5 Impact on Setting of adjacent Category C Listed Buildings**

2.5.1 The Historic Environment Scotland Policy Statement, Policies 7 and 14 of NPF4, Policies 1, 10 and 14 of the LDP, Making Fife's Places Supplementary Guidance and Historic Environment Scotland's Managing Change in the Historic Environment's Guidance Note on Setting apply.

2.5.2 The existing dwellinghouse (Lochybank, 3 High Road) located adjacent to the south-western part of the site is a Category C Listed building. This listing includes the garden walls and gate piers. The listing description states that the building is an early 19<sup>th</sup> century, 2 storey 3 window coursed whinstone building with square ashlar gatepiers with cornices. Millflat House

which is located on the corner of Millflat and High Road is also Category C Listed. The listing description for this building states that the building is a single storey, mid-19<sup>th</sup> century building with a roof clad in slate, timber framed two over two sash and case windows and a red stone block finish. The proposal could have an impact on the setting of these adjacent Category C Listed Buildings as it involves built development within the vicinity of these dwellings. The proposed dwellings would be located to the north of the application site with the nearest proposed dwellings to Millflat being located approximately 86 metres to the north-west of this listed building. The nearest proposed properties to Lochybank would be located approximately 36 metres to the north and 33 metres to the north-east. The proposed dwellings would have no significant impact on the setting of these listed buildings, however, as they would not significantly impact on any views from public roads into these listed buildings. A dwellinghouse was also built within the last 13 years directly to the north of Lochybank and this along with the existing planting/trees and buildings currently screen any clear views into the listed building from the north-west and north-east of the site. The proposed impact of the dwellings on the setting of these listed buildings would, therefore, have no significant impact and would be acceptable in this instance.

2.5.3 The proposal also includes the formation of an access road through the site and the dismantling and re-building/re-location of the stone wall which runs along High Road. The re-location of this stone wall would allow for High Road to be widened to a minimum of 5.5 metres which would improve road safety at this section of the road and as required by the relevant conditions attached to the PPP. The stone wall would be re-located approximately 2.2 metres further back within the site and a 2-metre-wide footway would also be provided along this section of road in front of the wall. It is considered that the proposed road and re-location of the wall would have no further significant impact on the nearby listed buildings as there are currently roads surrounding these listed buildings and the end result would appear visually similar to the existing situation. The proposal overall would, therefore, have no significant impact on the setting of these listed buildings and would comply with the Development Plan in this respect.

## **2.6 Residential Amenity**

2.6.1 PAN (Planning Advice Note) 1/2011, Policies 14 and 23 of NPF4, Policies 1 and 10 of the LDP, Fife Council's Planning Customer Guidelines on Daylight and Sunlight and Dormer Extensions, Fife Council's Minimum Distance between Windows Guidance and Fife Council's Policy for Development and Noise apply.

2.6.2 Condition 1 (f) of the PPP requires that detailed drawings and evidence illustrating the developments' compliance with Fife Council's Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight be submitted. Condition 1 (q) of the PPP requires that a Construction Method Statement and Management Plan, including an Environmental Protection Plan and Scheme of Works relating to construction activities on site and details of the proposed construction traffic routes be submitted to this Planning Authority.

### **2.6.3 Daylight/Sunlight**

2.6.3.1 Objections state that the proposal would result in the unacceptable overshadowing of neighbouring properties.

2.6.3.2 The nearest existing neighbouring properties to the development would be located approximately 21.8 (41 Leckiebank Road), 16 (2 Leckiebank Road) and 13.2 (11 Millflat) metres away from the proposed nearest dwellings. A 25-degree daylight assessment has been carried

out in relation to these properties and the proposal would have no significant impact on the daylight received by these properties. There would also be no significant impact on sunlight levels experienced by neighbouring residential properties due to the distances involved and the orientation of the proposed dwellinghouses in relation to neighbouring properties, with the sun rising in the east, setting in the west and at its highest point when due south. The proposed dwellinghouses within the application site have also been designed to ensure that no properties would significantly overshadow or block daylight/sunlight to any other adjacent proposed properties within the site itself. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

#### **2.6.4 Privacy Levels**

2.6.4.1 Objections state that the proposal would result in the loss of privacy for neighbouring properties.

2.6.4.2 The proposal would have no significant impact on the privacy levels of the surrounding area due to the distances involved between neighbouring residential properties and the proposed, with the minimum 18 metre window to window distance guidance being complied with in relation to all existing and proposed properties. All plot layouts have also been designed to ensure that the proposed dwellings would be acceptable in terms of the proposed privacy levels achieved. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

#### **2.6.5 Construction Impacts**

2.6.5.1 Objections state that the proposal would result in noise during the construction process and due to the increase in vehicles. They also state that the construction hours should be restricted to socially acceptable times.

2.6.5.2 A construction environmental management plan has been submitted, and this sets out how construction works would be carried out on site taking into account the site context and surrounding neighbours. This includes methods to reduce dust, noise and vibration and the measures which will be implemented to prevent any potential future environmental incidents.

2.6.5.3 It is considered that any construction disturbance caused as a result of the proposal would be temporary in nature and any developer should also work to the best practice contained in British Standard 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities". This is in order to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration in relation to construction works. It should also be noted that Fife Council's Public Protection Team can deal with any complaints should they arise, and they can control noise and the operating hours of a construction site by serving a notice under the Control of Pollution Act 1974. The submitted construction environmental management plan is also considered to be acceptable. There would, therefore, be no significant impact on the surrounding area due to any associated construction works. The proposal would therefore be acceptable and would comply with the Development Plan in this respect.

### **2.7 Garden Ground**

2.7.1 Policies 14 and 20 of NPF4, Policies 1, 10 and 14 of the LDP and Fife Council's Planning Customer Guidelines on Garden Ground apply.

2.7.2 All of the proposed dwellings would have rear garden ground areas which exceed the required 100 square metres of garden ground area with the gardens measuring between approximately 103 and 177 square metres. The proposed garden ground area provision would, therefore, be acceptable and would comply with the Development Plan in this respect.

## **2.8 Transportation/Road Safety**

2.8.1 Policies 1, 13, 14, 15 and 18 of NPF4, Policies 1, 3 and 14 of the LDP and Making Fife's Places Supplementary Guidance apply. The LDP allocation states that a Transport Statement is required to identify the most suitable access points.

2.8.2 Conditions 1 (a) and (b) of the PPP require that plans showing the layout of roads and footpaths including public access provision be submitted at the ARC stage. Condition 1 (q) requires that details of construction traffic routes be submitted at the ARC stage. Details relating to these matters have been submitted. Condition (i) to (k) requires details of off-street parking, visibility splays of 2.4 metres x 25 metres at the junction accesses, wheel cleaning facilities and detailed site plans showing the following be submitted:

- the provision of two linked points of vehicular access from High Road and Lochiebank Crescent.
- the High Road carriageway fronting the site being widened to a minimum of 5 metres.
- the provision of a 2 metres wide footway on the High Road frontage of the site.
- all garages adjacent to dwellings being located at 0-1 metre from the rear of the road boundary (back of footway or verge) or at least six metres from the road boundary.

2.8.3 Objections state that the increase in traffic would result in congestion in the area and would have a detrimental impact on road safety. They also advise that there would be insufficient visibility splays at the proposed junctions and that the road network is not suitable for the increase in the number of vehicles. They also consider that the junction onto High Road would be dangerous as it would be opposite a parking area, whilst the proposal would have a lack of off-street parking. They also state that construction vehicles will not be able to access the site.

2.8.4 Fife Council's Transportation Development Management Team has no objections to the proposal and consider that all conditions attached to the PPP have been complied with. They initially advised that the submission did not show High Road being widened to 5.5 metres as required, however, an amended layout was then submitted to address this, and this now shows High Road being widened to 5.5 metres.

2.8.5 It is not considered necessary to revisit whether the surrounding road network can accommodate the increase in traffic associated with the development as this matter would have been fully assessed during the previous PPP application (21/02110/PPP). The information submitted has also demonstrated that there would be no significant impact on the surrounding area in terms of road safety and the submitted drawings demonstrate an acceptable layout in terms of access, parking, visibility splays and connectivity. Conditions 3 and 4 of the associated PPP also set out that the required visibility splays and off-street parking must be provided before the development is occupied. The proposed development would, therefore, provide the required on-site transport measures to minimise and manage future levels of traffic generated by the proposal, would be acceptable in this instance and would comply with the Development Plan in this respect.

## **2.9 Flooding and Drainage**

2.9.1 Policies 1, 2, 18, 20 and 22 of NPF4, Policies 1, 3 and 12 of the LDP and Fife Council's Design Criteria Guidance on Flooding and Surface Water Management requirements apply. The LDP allocation states that a drainage impact assessment is required.

2.9.2 Condition 1 (n) of the PPP requires that a surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020) or any subsequent revision be submitted for assessment.

2.9.3 Objections state that the proposal would result in flooding to the surrounding area and that the drainage and sewage system would not cope with additional houses. They also state that no details relating to SUDS maintenance has been submitted and the existing Scottish Water infrastructure within the site should not be disturbed. The matter relating to any damage that might be caused to existing infrastructure on or adjacent to the site would be a civil matter between the developer and the relevant party and would not be a material planning consideration.

2.9.4 A surface water management scheme, a drainage strategy report and drainage layout drawings have been submitted in support of this application. The proposed surface water management scheme would include surface water being collected in an underground storage attenuation tank which would be located to the south of Plot 1 and a soakaway which is located at the southern part of the site on the open space area. This scheme would also include permeable paving for all driveways, underground drainage pipes and filter trenches. The surface water would discharge to the existing public surface water sewer running through the centre of the site. It is also proposed to connect the foul drainage to the Scottish Water foul water network located within the western boundary of the site via a new adopted gravity wastewater system. The submission further advises that the proposal would connect to the public water supply network and that the surface water and foul sewer connection would be adopted by Scottish Water. The drainage strategy report concludes that the development drainage assessment can be deemed to satisfy all elements of the latest guidelines, technical requirements and planning policies with regards to impact upon the existing drainage systems and the natural water environment.

2.9.5 Fife Council's Flooding, Shoreline and Harbours team have no objections to the flooding or surface water management proposals; however, they have requested confirmation that Scottish Water will accept the proposed surface water into their system and also that Fife Council's Roads Network team would provide permission to undertake works within the public road. Scottish Water has no objections to the proposal and have confirmed that there is currently sufficient capacity to the service the development in the Lomond House Water Treatment Works and for a foul only connection in the Bowhouse Waste Water Treatment works.

2.9.6 It is considered that the proposal could be connected to the existing Scottish Water public water supply, surface water drainage and foul drainage network, and it should be noted that the applicant would also need to submit a formal application to Scottish Water before proceeding with the development. The relevant compliance and independent check SUDS certificates including a SUDS maintenance certificate have also been submitted as required by Fife Council's Design Criteria Guidance on Flooding and Surface Water Management requirements and an acceptable surface water management scheme has been proposed. The matters relating to evidence being provided of Scottish Water approval and approval from Fife Council's Roads Network Team would be a separate consenting process to the Planning System which

would not be a material planning consideration in this instance. There would, therefore, be no significant detrimental impact on the site or the surrounding area in terms of drainage/flooding as the proposal would be served by an acceptable surface water management scheme and would connect into the existing public water and drainage system. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

## **2.10 Air Quality**

2.10.1 Policy 23 of NPF4, Policies 1 and 10 of the LDP and Fife Council's Low Carbon Fife Supplementary Guidance apply.

2.10.2 Condition 1 (r) of the PPP requires that an air quality impact assessment be submitted for assessment.

2.10.3 An air quality impact screening assessment report has been submitted and this concludes that air quality impacts from the scheme are unlikely to adversely affect local air quality and that a more detailed air quality impact assessment is not required. Fife Council's Land and Air Quality team advise that they agree with the findings of this assessment and have no objections to the proposal. The proposal would therefore have no significant detrimental impact on air quality and would comply with the Development Plan in this respect.

## **2.11 Natural Heritage including impact on Trees, Protected Species, Wildlife Habitats and Biodiversity Enhancement**

2.11.1 Policies 1, 3, 4 and 6 of NPF4 and Policies 1 and 13 of the LDP apply. The LDP allocation states that no development should be within 10 metres of the boundary of trees/hedgerows.

2.11.2 The relevant conditions of the PPP require that the following be submitted with the ARC application and these details have been submitted:

- a supporting statement illustrating the development's compliance with Making Fife's Places Supplementary Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement.
- an updated Arboricultural Impact Assessment including a tree protection plan and arboricultural method statement which takes into account any subsequent detailed layout be submitted.
- an updated Ecological Appraisal report which takes into account any subsequent detailed layout and sets out any required mitigation and biodiversity enhancement measures.
- Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and details of all hard landscaping elements, including surface finishes and boundary treatments within the site. These details shall also include replacement tree planting.
- Details of the future management and aftercare of the proposed landscaping and planting.

### **2.11.3 Trees**

2.11.3.1 An arboricultural impact assessment report has been submitted in support of this application. It advises that a total of 12 individual trees and 2 boundary hedges have been surveyed; 2 trees are located on site with 2 trees on adjacent agricultural fields to the north and

8 trees are located at the edge of the site in residential properties. The 2 trees within the site are a Sycamore and an Ash Tree and these are located at the north-west and north-east of the site. The submitted landscaping information advises that a total of 30 trees (12 heavy standard, 15 extra heavy standard and 3 multi-stemmed) would be planted around the site and these would include Common Alder, Paperbark Maple, Birch, Ornamental Apple, Common Beech, Oak and Upright Lime trees. A hedgerow mix (520), Laurel Hedges (635) along with various shrubs and a wildflower and amenity grass mix would also be planted around the site. Maintenance details have also been submitted for the landscaping, and these advise that a factor would be appointed that would assist in the establishment of a resident's association.

2.11.3.2 Objections state that the proposal would result in an unacceptable loss of trees and hedges on the site and that it would have a detrimental impact on ecology. They also state that there is no provision for a community woodland. It should be noted that the LDP does not require a community woodland to be provided, however, the matter relating to the loss of trees and biodiversity enhancement is fully assessed below.

2.11.3.3 The submission advises that the Ash tree located at the north-east of the site would be felled to make way for the development, however, the Sycamore tree located at the north-west part of the site would be retained. No other trees adjacent to the site would be impacted upon as a result of the development. The existing hedge along the eastern boundary next to Millflat is also to be retained.

2.11.3.4 Fife Council's Tree Protection Officer advises that they agree with the findings of the report and have no objections to the proposal subject to the proposed tree protection measures being put in place for the retained Sycamore tree during the development phase.

2.11.3.5 The submitted indicative layout and tree information shows that the proposal would result in the loss of one tree on site. The proposed landscaping information also shows a significant number of compensatory tree re-planting to off-set the loss of this tree with 30 trees proposed to be planted. It is considered that due to the significant re-planting of trees on site that there would be no significant environmental impact as a result of the loss of the existing tree. The proposed re-planting would also represent a positive biodiversity enhancement at this location. The proposal has, therefore, demonstrated that there would be no unacceptable impact in terms of tree loss and that it would have no significant impact on the retained Sycamore tree on site. A condition is also recommended requiring that evidence be submitted that the tree protection measures for the retained Sycamore have been put in place before any works commence on site. The proposal subject to this condition would, therefore, be acceptable and would comply with the Development Plan in this respect.

#### 2.11.4 Protected Species and Wildlife Habitats

2.11.4.1 Objections state that the proposal would have a detrimental impact on bats, ecology and wildlife.

2.11.4.2 An updated Preliminary Ecological Appraisal Report (PEA) has been submitted in support of this application. The report provides a baseline ecological evaluation of the site along with a desk-based search, a phase 1 habitat survey and a protected species survey of the application site. The surveys were carried out on 19<sup>th</sup> July 2024. The report also provides recommended mitigation measures where required. The report advises that the site walkover revealed the presence of a variety of habitats within the survey area with the site consisting of mostly grassland and tall ruderal species. The report concludes that the site is assessed as providing low suitability to support protected species and no evidence of protected species was detected during the survey.



2.11.4.3 Fife Council's Natural Heritage officer (NHO) agrees with the findings and recommendations contained within the PEA and has no objections to the proposal subject to proposed mitigation measures contained within the PEA being carried out in full.

2.11.4.4 The findings of the submitted PEA are accepted, and it is considered that the proposal subject to the proposed mitigation measures would have no significant ecological impact on protected species, wildlife habitats or birds. It should also be noted that condition 8 of the PPP requires that construction works are not carried out during the bird breeding season.

#### 2.11.5 Biodiversity Enhancement

2.11.5.1 The PEA report advises that recommendations have been made for modest ecological enhancement on the site that are proportionate to the low level of environmental impact from the proposal. These recommendations include the planting of wildflower/grassland seed, native shrubs and trees and the provision of bird nesting and bat boxes around the site, whilst an ecologist should contribute to any detailed landscape designs. A detailed landscape and maintenance plan has also been submitted, and this sets out the planting of various native species as per section 2.11.3.1 above. The landscape plan also advises that 4 bat boxes and 4 bird boxes would be erected on the site. Conditions are recommended requiring that the proposed mitigation measures as set out in the PEA are carried out in full before the development is occupied. The conditions attached to the PPP also require that the approved landscaping is implemented within the first planting season following the completion or occupation of the development, whichever is sooner, whilst the management and aftercare of the landscaping and planting will need to be carried out in accordance with any approved landscape maintenance details.

2.11.5.2 Fife Council's Natural Heritage officer has advised that they have no objections to the proposed landscaping and biodiversity enhancement measures. The submitted information demonstrates that the proposal would include significant planting of native species of trees, shrubs, hedges and wildflowers. The proposal would, therefore, bring about a significant biodiversity enhancement to the site and surrounding area when compared to the existing field. The proposal subject to conditions would, therefore, be acceptable and would comply with the Development Plan in this respect.

### 2.12 Low Carbon, Sustainability and Tackling the Climate and Nature Crises

2.12.1 Policies 1, 2, 12 and 19 of NPF4, Policies 1 and 11 of FIFEplan and Fife Council's Low Carbon Fife Supplementary Guidance apply.

2.12.2 The relevant conditions of the PPP require that details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

2.12.3 The submission includes details of the proposed energy generating technologies proposed and these include air source heat pumps within each plot either to the rear or side of the proposed dwellings. A low carbon sustainability statement has also been submitted, and this advises that the proposal will ensure that the design and delivery of the layout of the proposal will have high energy efficiency credentials and a low environmental impact. The statement further advises that the development will use of air source heat pumps on all houses within the development, whilst double glazed windows are proposed in addition to enhanced

fabric efficiency achieving compliance with Silver Aspect 1 and 2 which means the homes built will reduce the heating load while retaining more of the heat put in. It also advises that energy efficient appliances will be installed within the homes and water efficient shower heads, WCs and wash hand basins are proposed to provide optimum water consumption. The homes will also be designed, and energy assessed against the Building Standards requirements. The statement further advises that building orientation and layout has also been taken into consideration to maximise the lighting, heating, and cooling of buildings that can be provided without using energy, whilst the proposal minimises energy requirements, by maximising natural daylight, solar gain and natural ventilation and designing in shelter.

2.12.4 It is considered that sufficient information has been submitted to demonstrate that the proposal could incorporate sufficient energy efficiency measures and energy generating technologies which would contribute towards the current carbon dioxide emissions reduction target. The application site is located more than one kilometre from a district heating network; therefore, it is not required to investigate the feasibility of connecting to an existing or proposed district heat network. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

## **2.13 Open Space and Play Areas**

2.13.1 Polies 14, 20 and 21 of NPF4, Policies 1, 3 and 4 of the LDP and Making Fife's Places Supplementary Guidance apply.

2.13.2 The relevant conditions of the PPP require that any open space in the site should be designed to be functional for people and should encourage natural play and include seating area.

2.13.3 Objections state that the proposal does not provide a children's play park and that it would result in the loss of open space.

2.13.4 This development, as per the open space criteria set out in Making Fife's Places, is required to provide approximately 900 square metres of useable open space on the site or it should make a financial contribution towards existing open space if the development is located within 250 metres walking distance of an existing open space. The development is not required to provide a children's play park in this instance as the related criteria contained within the LDP, state that 200 dwellings or more may have to provide a play park on site.

2.13.5 The proposed layout shows a total of approximately 1563 square metres of open space at the south-eastern part of the application site which would exceed the requirement of 900 square metres. This area also includes various seating areas and soft landscaping which will encourage people to utilise and socialise within this area thus creating an attractive, welcoming and successful place. The proposal would, therefore, be acceptable and would comply with the Development Plan in this respect.

## **2.14 Public Art**

2.14.1 Policy 14 and 31 of NPF4, Policies 1, 4 and 14 of the LDP, Making Fife's Places Supplementary Guidance and Fife Council's Planning Obligations Framework Guidance apply.

2.14.2 The relevant conditions of the PPP require that the DAS addresses the matter relating to a public art strategy.

2.14.3 The DAS includes a section on public art, and this states that the public art strategy for the site will reflect diversity, culture and creativity in accordance with NPF4 Policy 31. The public art will be located at the entrance to the site from High Road, enhancing the quality of the new development and providing a way finder for the site. It further states that the public art strategy will take reference from historically significant events or influences for Auchtermuchty, such as the linen industry and folk music. No further details relating to public art provision have been submitted, however, it is considered that this matter can be dealt with through a condition. A condition is, therefore, recommended regarding this matter and the submitted details should demonstrate how it has incorporated public art into the overall development with the cost of the public art equating to £300 per dwellinghouse as per the requirement contained within Making Fife's Place's. These details should also include a thorough analysis relating to how the proposed art is based on a contextual approach relating to the surrounding area. The proposal subject to this condition would, therefore, be acceptable and would comply with the Development Plan in this respect.

### 3.0 Consultation Summary

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Natural Heritage, Planning Services	No objections
Trees, Planning Services	No objections subject to confirmation that tree T347 will be protected with fencing around its root protection area.
Urban Design, Planning Services	Neutral comments submitted regarding site layout.
Land And Air Quality, Protective Services	No objections
TDM, Planning Services	No objections
Transportation And Environmental Services - Operations Team	No response
Community Council	Object
Structural Services - Flooding, Shoreline and Harbours	No objections subject to Scottish Water and Roads Network Team approval. (As Scottish Water have their own regulatory consenting process the planning remit of Structural Services is addressed satisfactorily.)

### 4.0 Representation Summary

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4.1 Seven letters of objections and an objection from the Auchtermuchty and Strathmiglo Community Council, who are a statutory consultee, have been received.

## 4.2 Material Planning Considerations

### 4.2.1 Objection Comments:

Issue	Addressed in Paragraph
- No children's play park proposed.	2.13
- No provision for community woodland.	2.11.3
- No provision for bats that occupy the land.	2.11.4
- No assurances that hedge on Millflat will remain untouched.	2.11.3
- Detrimental impact on ecology and wildlife.	2.11.4
- Loss of trees on site and hedges not acceptable.	2.11.3
- Loss of open space	2.2 and 2.13
- Access through stone wall will be dangerous.	2.8
- Increase in traffic will result in congestion in area.	2.8
- Unacceptable impact on road safety in terms of insufficient visibility splays and road network not suitable for increase in number of vehicles.	2.8
- Junction onto High Road will be opposite parking area and will be dangerous.	2.8
- Substandard roads surrounding site will not be able to serve development.	2.8
- Insufficient off-street parking.	2.8
- Increase in traffic will be dangerous for young children and the elderly.	2.8
- One space per bungalow is not acceptable.	2.8
- Flooding due to increase in surface water runoff.	2.9
- Drainage and sewage system will not cope with additional houses.	2.9
- Loss of privacy	2.6.4
- Overshadowing	2.6.3
- Noise disturbance	2.6.5
- Detrimental noise during the construction process and due to the increase in vehicles. Construction hours should be restricted to socially acceptable times.	2.6.5
- Construction vehicles will not be able to access site.	2.8
- No details relating to SUDS maintenance submitted.	2.9
- Scottish Water infrastructure within the site should not be disturbed.	2.9

### 4.2.2 Other Concerns Expressed

Issue	Comment
- Not everyone in vicinity of development neighbour notified.	1.4.6
- Existing infrastructure including schools, doctors' surgery and dentist will not cope with extra numbers.	The matter relating to the impact of the 15 dwellings on schools etc was fully assessed during the associated PPP (21/02110/PPP) application

and does not need to be re-visited through this application.

## 5.0 Conclusions

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5.1 The proposal would provide an attractive, welcoming, high-quality, connected development which would respect the character and appearance of the surrounding built environment, and which would provide a positive visual contribution to the area. The proposal would be considered acceptable in terms of its impact on road safety and would result in no significant detrimental impacts on the surrounding area in terms natural heritage, amenity, contaminated land, air quality, sustainability, the setting of the nearby listed buildings or in terms of impact on existing infrastructure. It would also bring about a positive biodiversity enhancement to the site. The proposal, subject to conditions, would, therefore, be acceptable in meeting the terms of the conditions attached to 21/02110/PPP and the terms of the Development Plan and National Guidance.

## 6.0 Recommendation

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

### **PRE-COMMENCEMENT CONDITIONS:**

1. BEFORE ANY WORKS COMMENCE ON SITE; the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees identified as a Sycamore (T347) within the approved Tree Report (Online Plan Reference: 33). This Planning authority shall be formally notified in writing, including photographs of these measures, of the completion of such measures and no work on site that affects identified trees 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 and 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: In the interests of safeguarding the existing tree adjacent to the site.

2. BEFORE ANY WORKS COMMENCE ON SITE; full details relating to the provision of public art on the site shall be submitted to and approved in writing by Fife Council as Planning Authority. These details shall include a full contextual and historic analysis of the site in relation to this public art and shall provide evidence that the cost of the public art provision is equivalent to £4,500. The Developer shall also consult the relevant Community Council during the design of the required public art provision and a collaborative approach with the community shall be incorporated into the design process. Evidence that this consultation has taken place shall also be submitted with these details. Thereafter, the development shall be carried out in full accordance with these approved details and the approved public art shall be in place BEFORE THE OCCUPATION OF THE SEVENTH DWELLINGHOUSE.

Reason: In the interests of successful placemaking.

### **CONDITIONS:**

3. All works shall be carried out in full accordance with the approved PEA (Preliminary Ecological Appraisal Report) (Plan Reference: 097) and all approved biodiversity enhancement measures shall be provided on site in accordance with the biodiversity measures included within the PEA BEFORE THE OCCUPATION OF THE TENTH DWELLINGHOUSE; whilst all mitigation measures as set out in the PEA shall be implemented in full unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason: As a precautionary measure to ensure the protection of protected species and to ensure the provision of the approved biodiversity enhancement and mitigation measures.

## **7.0 Background Papers**

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

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

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

[Planning Guidance](#)

### **National Guidance and Legislation**

Historic Environment Scotland Policy Statement (2019)

Historic Environment Scotland's Managing Change in the Historic Environment's Guidance Note on Setting (2016)

PAN (Planning Advice Note) 1/2011

### **Development Plan**

National Planning Framework 4 (2023)

Adopted FIFEplan (2017)

Low Carbon Fife Supplementary Guidance (2019)

Making Fife's Places Supplementary Guidance (2018)

### **Planning Policy Guidance, Customer Guidelines and Other Guidance**

Planning Obligations Framework Guidance (2017)

Policy for Development and Noise (2021)

Planning Customer Guidelines on Daylight and Sunlight (2018)

Planning Customer Guidelines on Dormer Extensions (2016)

Planning Customer Guidelines on Garden Ground (2016)

Minimum Distance between Windows Guidance (2011)

Fife Council's Design Criteria Guidance on Flooding and Surface Water Management requirements (2022)

Report prepared by Scott Simpson, Chartered Planner, 28/03/2025

Report reviewed and agreed by Alastair Hamilton, Service Manager (Committee Lead) 31/3/25.

Committee Date: 09/04/2025

Agenda Item No. 5

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**Application for Full Planning Permission**

**Ref: 24/00796/FULL**

**Site Address:** Caravan Park Knockhill of Nydie, Nydie

**Proposal:** Change of use from touring and camping area to form 33 static pitches and associated decking and associated internal access road and drainage infrastructure and landscaping

**Applicant:** Devonshaw Ltd, St Andrews Holiday Estate Knockhill of Nydie

**Date Registered:** 19 April 2024

**Case Officer:** Scott McInroy

**Wards Affected:** W5R18: St. Andrews

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### **Reasons for Referral to Committee**

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

### **Summary Recommendation**

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The application is recommended for: Conditional Approval

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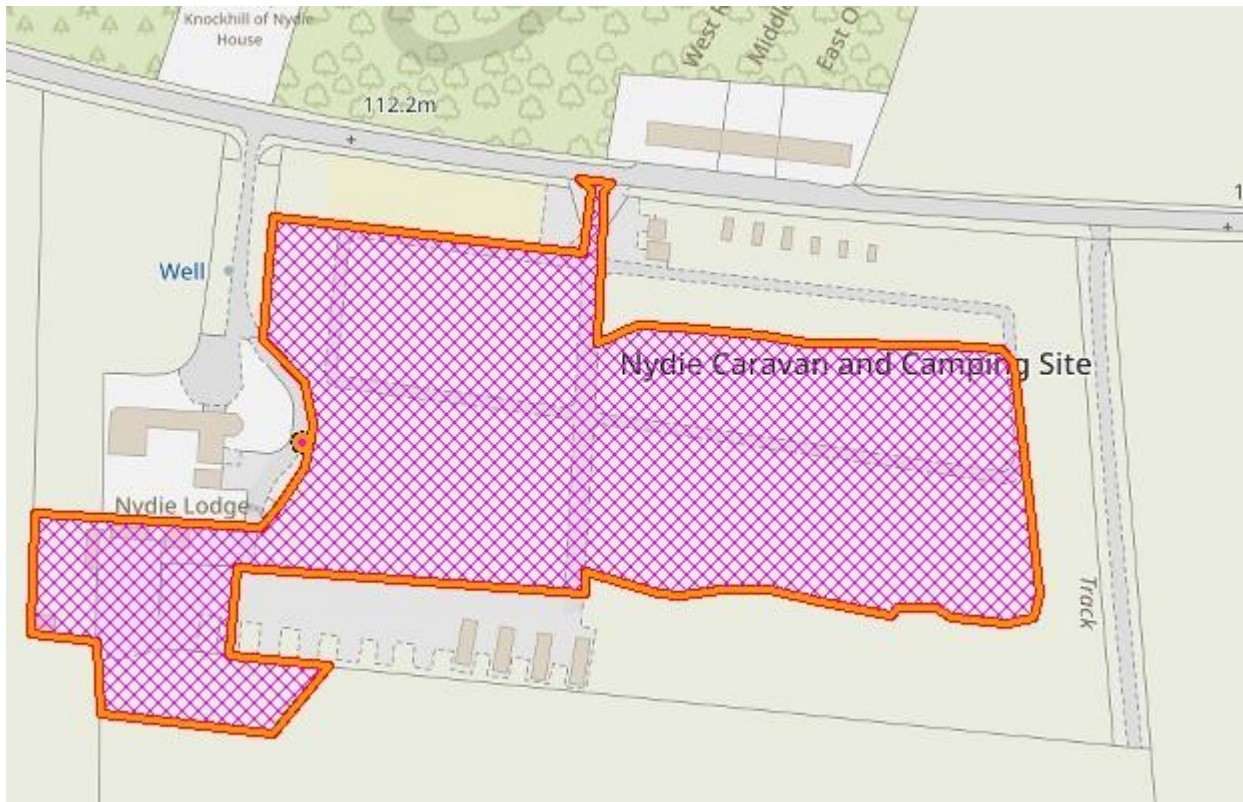
## **1.0 Background**

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### **1.1 The Site**



## 1.1.2 LOCATION PLAN



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**1.1.2** The application site is some 1.78 hectares and lies approximately 1.5km west of the village of the settlement of Strathkinness. The application site is within the boundary of an established holiday park for static caravans and comprises existing amenity grassland. The site slopes gently down from south to north. The established holiday park has its own access directly off the public road (High Road) and on-site sewerage facilities in the form of 2 filtration reed beds which are located in the north west portion of the wider site. The application site is located on land designated as countryside within the adopted FIFEplan (2017). There are a number of static caravans along the northeast, east and southern boundaries of the application site through implementation of existing consents on site as set out in paragraph 1.3.

## 1.2 The Proposed Development

**1.2.1** This application is for the change of use from touring and camping area to form 33 static pitches and associated decking for holiday use and associated internal access road and drainage infrastructure and landscaping. Initially this application was for 68 static pitches but was then amended to 33 static pitches due to advice from the Health and Safety Executive. The proposed 33 holiday pitches will be located within the central and western section of the Caravan site. 17 caravan pitches will measure 14m by 6.1m, occupying an area of 86m<sup>2</sup> each, mirroring those that have consent along the north south and east boundaries. 16 caravan pitches will measure 12.2m by 3.1m, occupying an area of 46m<sup>2</sup> each, mirroring those with consent along the south west boundary. The proposals would use the existing vehicle access and on-site sewerage facilities.

## **1.3 Relevant Planning History**

### **1.3.1** The recent planning history for the site is as follows:

04/03515/EFULL - Extension to dwellinghouse - Approved 9.11.2004

16/01554/CLE - Certificate of lawfulness (existing) for use of land as a camping and touring caravan site (holiday use) - Approved 24.06.2016

16/01556/CLE - Certificate of lawfulness (existing) for erection of 2 amenity/toilet buildings associated with the camping and touring caravan site - Approved 23.06.2016

16/02418/FULL - Change of use from agricultural land to form extension to camping and caravan site and erection of amenity block and storage - Approved 13.09.2016

16/02854/FULL - Part change of use of camping and touring caravan site to provide 9 static holiday pitches (timber tents) (part retrospect) - Approved 18.10.2016

21/01442/FULL - Siting of caravans (9 units) and associated drainage - Approved 16.07.2021

22/02897/FULL - Change of use of part of camping and touring caravan park to form 26 pitches for static holiday caravans (including decking) and site storage area and associated internal access road and drainage infrastructure and landscaping – approved 21.12.2022

## **1.4 Application Procedures**

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

**1.4.2** National Planning Framework 4 was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications. The Chief Planner has issued a formal letter providing further guidance on the interim arrangements relating to the application and interpretation of NPF4, prior to the issuing of further guidance by Scottish Ministers. The adopted FIFEplan LDP (2017) and associated Supplementary Guidance continue to be part of the Development Plan. The SESplan and TAYplan Strategic Development Plans and any supplementary guidance issued in connection with them cease to have effect and no longer form part of the Development Plan. In the context of the material considerations relevant to this application there are no areas of conflict between the overarching policy provisions of the now adopted NPF4 and the adopted FIFEplan LDP 2017.

**1.4.3** A site visit was undertaken on 19.09.2024.

## **1.5 Relevant Policies**

### **National Planning Framework 4 (2023)**

#### **Policy 1 & 2: Tackling the climate and nature crises.**

NPF 4 Policies 1 (Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) advise that when considering proposals, significant weight to encourage, promote and facilitate development in sustainable locations and those that address the global climate and nature crises through zero carbon and nature positive places will be encouraged. As such proposals will be sited and designed to minimise lifecycle greenhouse gas emissions and adapt to current and future risks for climate change as far as possible. Policy 2: Climate mitigation and adaptation

#### **Policy 3: Biodiversity**

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

#### **Policy 4: Natural places**

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

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

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

#### **Policy 11: Energy**

NPF4 Policy 11 (Energy) also provides support for all forms of renewable, low-carbon and zero emissions technologies provided associated detrimental impacts are addressed.

#### **Policy 12: Zero Waste**

To encourage, promote and facilitate development that is consistent with the waste hierarchy.

#### **Policy 13: Sustainable transport**

NPF4 Policy 13 states that development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and where appropriate they will be accessible by public transport.

#### **Policy 14: Design, quality and place**

NPF4 Policy 14 states development proposals should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. NPF4 Policy 14 also stipulates development proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable.

#### **Policy 16: Quality Homes**

NPF4 Policy 16 aims to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

## **Policy 22: Flood risk and water management**

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

## **Policy 23: Health and safety**

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

## **Policy 29: Rural development**

To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.

## **Policy 30: Tourism**

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

## **Adopted FIFEplan (2017)**

### **Policy 1: Development Principles**

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

### **Policy 3: Infrastructure and Services**

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

### **Policy 5: Employment Land and Property**

Outcomes: An increase in the percentage of settlements in Fife with a population of 5,000 or more which have an immediately available 7-year supply of employment land. Improved employment prospects. More opportunities for economic investment.

### **Policy 7: Development in the Countryside**

Outcome: A rural environment and economy which has prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.

### **Policy 10: Amenity**

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

### **Policy 11: Low Carbon Fife**

Outcome: Fife Council contributes to the Climate Change (Scotland) Act 2009 target of reducing greenhouse gas emissions by at least 80% by 2050. Energy resources are harnessed in

appropriate locations and in a manner where the environmental and cumulative impacts are within acceptable limits.

### **Policy 12: Flooding and the Water Environment**

Outcome: Flood risk and surface drainage is managed to avoid or reduce the potential for surface water flooding. The functional floodplain is safeguarded. The quality of the water environment is improved.

### **Policy 13: Natural Environment and Access**

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

## **National Guidance and Legislation**

### **Supplementary Guidance**

#### **Supplementary Guidance: Low Carbon Fife (2019)**

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

#### **Supplementary Guidance: Making Fife's Places (2018)**

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

## **2.0 Assessment**

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### **2.1 Relevant Matters**

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

- Principle of Development
- Design and Layout/Visual Impact on Countryside
- Residential Amenity
- Transportation/Road Safety
- Flooding and Drainage
- Health and Safety
- Natural Heritage and Trees
- Contaminated Land and Air Quality
- Low Carbon

## **2.2 Principle of Development**

**2.2.1** Policies 29 and 30 of National Planning Framework 4 (2023) (NPF4) and Policies 1 and 7 of the Adopted FIFEplan – Fife Local Development Plan (2017); the LDP apply.

**2.2.2** Concerns have been raised regarding the principle of development, whilst there has also been supporting comments for the principle of development. Policy 29 of NPF4 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, whilst Policy 30 states that development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported and proposals for tourism related development will take into account, the contribution made to the local economy and compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; Policy 7 of FIFEplan advises that development in the countryside will only be supported in certain instances. Such circumstance includes diversification of an existing business, extension of an existing business and for facilities for outdoor recreation, tourism, or other development which demonstrates a proven need for a countryside location. However, it further sets out that all development must be of a scale and nature that is compatible with surrounding uses; be well-located in respect of available infrastructure; and be located and designed to protect the overall landscape and environmental quality of the area. Moreover, in occurrences where development is proposed on prime agricultural land, Policy 7 states that development will not be supported unless it is essential. This proposal is for the change of use from touring and camping area to form 33 static pitches, within the boundaries of an existing established caravan/camping site within the countryside. The application site has been in use as touring caravan and camping site for over 10 years. Given that the proposal would be sited on an existing established holiday accommodation site within the countryside where such developments are generally considered acceptable in terms of NPF4 policies 29 and 30 and Policy 7 of FIFEplan in principle, then the principle of the proposal is considered acceptable subject to a further technical assessment of specific aspects as noted below in this report.

**2.2.3** Concerns have been raised regarding the scale of development. Initially this application was for 68 static pitches, but this has been scaled back to 33 static pitches with the proposal now retaining an area of open space through the central area of the site. The proposal is for the change of use from touring and camping area to form 33 static pitches, therefore the principle of tourism related accommodation is already established in this location. The proposal would be within the boundary of the wider site caravan park and would provide the infrastructure required for this type of development.

**2.2.4** Concerns have been raised regarding stating that the proposal is out of character for a small village. The application site is not located within the settlement boundary of Strathkinness but is located 1.5km to the west of the settlement boundary of Strathkinness and designated as countryside. The application site is within the boundaries of an established caravan park.

**2.2.5** Concerns have been raised regarding the occupancy of the caravans. A condition has been added to this application limiting the use of the caravans to holiday use.

**2.2.6** Supporting comments have been received supporting the change of accommodation being proposed on site.

**2.2.7** The application site is prime agricultural land; however, it is within the curtilage of an existing established holiday accommodation site which is currently used for camping and touring caravan pitches; therefore, the land is currently not in agricultural use and is unlikely to be used for that use in the future, therefore this application would not affect the use of prime agricultural land in this location.

## **2.3 Design and Layout / Visual Impact on Countryside**

**2.3.1** The relevant provisions of NPF4 policy 14 and FIFEplan Policies 1, 7 and 10 and Making Fife's Places Supplementary Guidance (2018) apply.

**2.3.2** Concerns have been raised regarding the visual impact of the proposed caravans and the lack of detail with regards to floorplans. The application proposal is for the change of use of land to allow for the siting of caravans. As such, any caravan placed on the site must comply with dimensions set out in The Caravan Sites Act 1968. A caravan is defined as any structure composed of no more than two sections, designed or adapted for human habitation that is capable of being moved from one place to another, either by being towed or transported on a motor vehicle or trailer. Maximum dimensions include a length of 20m, a width of 6.8m and an internal floor to ceiling height of 3.05m. Whilst the sizes of the two types of proposed caravan have been submitted with this application, it must be noted that if the change of use is approved, caravans can be replaced without the need for any further planning consent, providing that any replacement continues to meet the definition of a caravan. The agent has confirmed that they consider that the proposals comply with the definition of a caravan. The proposal therefore complies with the relevant policies and guidelines relating to design and visual impact. A condition is attached to ensure only caravans which meet the legal definition noted above can be sited on the pitches.

**2.3.3** Concerns have been raised by third parties regarding the visual impact of the proposed caravans and that the development is out of character in a rural setting. The application site is an existing caravan/camping site, and this proposal is within the boundary of this site and would be similar in style to what is already approved on site; therefore, the proposal is in keeping with the character of this area. As any structure placed on the site would be required to comply with the above size restrictions The proposed caravans will be located in the central and western section of the application site. 17 caravan pitches will measure 14m by 6.1m, occupying an area of 86m<sup>2</sup>, mirroring those that have consent along the north south and east boundaries. 16 caravan pitches will measure 12.2m by 3.1m, occupying an area of 46m<sup>2</sup>, mirroring those with consent along the south west boundary. The applicant has provided a landscape and Visual Appraisal which concluded that from where the proposed lodges will be visible from public locations, they do not appear visually dominant. The vast majority of the surrounding area would experience no visibility of the proposed development, or minimal visibility due to screening provided by existing vegetation, proposed planting and the consented phase 1 lodges. Proposed mitigation includes planting measures, including wildlife hedge planting with occasional native trees, would help embed the proposed development into the surrounding landscape. Given the existing planting and current on-site lodges, the site would not be fully visible from the surrounding area. A condition has been added to secure these landscaping mitigation measures.

**2.3.4** Supporting comments have also been received stating that this proposal would be more visually attractive than the previous use.

**2.3.5** In light of the above, the application proposal therefore complies with both FIFEplan and NPF4 policies with regard to its visual impact.

## **2.4 Residential Amenity**

**2.4.1** The relevant provisions of NPF4 policy 14 and FIFEplan Policies 1 and 10 apply.

**2.4.2** The above policies and guidelines set out guidance for encouraging appropriate forms of development in the interests of residential amenity. They generally advise that development proposals should be compatible with their surroundings in terms of their relationship to existing dwellings, and that they should not adversely affect the privacy and amenity of neighbours.

**2.4.3** Concerns have been raised regarding the impact on the privacy of the adjacent residential properties. The existing use of the application site would allow touring caravans and campers to pitch up anywhere on site. The nearest residential property is over 20m away to the west of from the nearest proposed caravan pitch, with a further 3 properties directly across the public road. The existing SUDS area and previously consented caravans create a buffer between the proposals and the 3 properties on the opposite side of the public road. In relation to the property bounding the west of the site, the proposed pitches are laid out so any proposed decking on the western boundary of the site has been orientated away from this property to minimise any potential impact upon their privacy. A timber screen fence sits on the boundary from the application site to this property, whilst screen planting is also proposed on this boundary which would again minimise any potential impact upon the amenity of this property, providing natural screening in relation to any impact on privacy or visual impact. Any caravans on site would be single storey which would ensure there is no loss of sunlight or daylight to any neighbours as well as ensuring no overshadowing would occur. It is therefore, not considered that the proposal would have a significantly detrimental impact on the residential amenity of any nearby properties.

**2.4.4** Concerns have been raised regarding noise, light and odour impacts from this proposal. The application site is an established holiday caravan park. The existing lighting on site is low level. The majority of the pitches are located a sufficient distance away from the nearest residential dwelling (over 30m away). The 9 pitches that are located to the west nearest the closest residential dwelling will be orientated so that the proposed decking area will be located away from this dwelling. There are no on-site evening facilities that are noise generating. Landscaping is proposed throughout the site which will help mitigate against light or noise concerns. There is currently a commercial waste contract in place for the site to meet the requirements of the existing caravan site licence. In any instance, it should also be noted that Fife Council's Public Protection team can control noise and odours under their own legislative processes and through the use of appropriate enforcement measures if required and should any complaints be received.

## **2.5 Transportation/Road Safety**

**2.5.1** Policies 13, 14, and 15 of NPF4, Policies 1 and 3 of the LDP and Making Fife's Places Supplementary Guidance apply.



**2.5.2** Concerns have been raised regarding road safety and impact on the surrounding road network. The applicant has submitted a Transport Statement as part of this application. Fife Council's Transportation Development Management Service (TDM) were consulted on this application and have noted that as set out in paragraph 1.3.1 that these planning approvals have resulted in a large tourism development in the countryside. In isolation any form of rural development remote from public transport services, active travel facilities and local facilities is difficult to justify in terms of NPF4 Policy 13. However, in this instance this proposal is for a change of use touring and camping area to form 33 static pitches rather than a completely new use. The submitted Transport Statement as assessed vehicle trip generation and provided a comparison between the existing consented and proposed use. The Transport Statement concludes that the proposed trip generation would represent a reduction in comparison with trips generated by the existing uses. TDM concur with the findings of the Transport survey and, therefore TDM have no objection to this application subject to conditions regarding visibility splays and car parking.

**2.5.3** Concerns have been raised regarding parking for the proposed use on site. The proposed site layout shows sufficient parking for each caravan pitch and a condition has been to this application to secure this.

**2.5.4** Concerns have been raised regarding the impact on the village of Strathkinness by vehicles involved in the development of this site. Given the nature of this proposal, it will have significantly less /delivery movements than a housing development with most movements being for delivery of materials for pitch standings, some ground materials and internal access road material. If vehicles if properly taxed and Mot'd, they will have the right to use appropriate roads unless there are dimension or weight restrictions.

**2.5.5** Concerns have been raised regarding the condition of the U049 road. As this road is an adopted road, the maintenance of these roads fall under the remit of Fife Council's Roads and Transportation Service,

**2.5.6** Concerns have been raised regarding the safety of Road users of the U049 road. The U049 road itself is not within the application site boundary but this is where the application site will be accessed from. The U049 Road is typical country style road found in rural areas; the road is wide enough for cars to pass by side by side. Driver responsibility, however, can't be controlled by the planning system. Concerns have been raised regarding the speed of cars using U049 road and the impact this has on the designated cycle route which is on the U049 road itself. As stated previously, driver responsibility cannot be controlled the planning system.

## **2.6 Flooding and Drainage**

**2.6.1** The relevant provisions of NPF4 policy 22 and FIFEplan Policies 1 and 12 apply. Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022) also applies.

**2.6.2** Concerns have been raised regarding the existing drainage on site and surface run off. Surface water drainage proposals have been submitted which accurately detail how SuDS will be incorporated into the site. The majority of the site, including the existing access track and parking areas, are constructed from permeable granular materials with porous sub-base. Therefore, the only areas requiring positive drainage and attenuation is the proposed chalet roof drainage. The management of surface water drainage from chalet roofs will comprise

conventional roof drainage and downpipes, conveyed to the existing SuDS attenuation pond, prior to controlled discharge to the existing roadside ditch along the northern boundary of the site. The information submitted was reviewed by the Council's Harbours, Floods and Coasts team, who concluded that the application would be acceptable and complies with the Council's requirements for full planning permission, with reference to the Design Criteria Guidance Note. The application therefore complies with the above noted policies with respect to drainage.

**2.6.3** The current foul and surface water system on site has recently been enlarged and this includes a SuDS which also acts as an ecological reservoir and a sustainable foul drainage system which does not rely on Scottish Water hard infrastructure. The foul water system has been granted a Controlled Activities Regulations (CAR) licence and its permitting conditions can accommodate the increase in volume associated with these proposals. A Drainage Impact Assessment Report has been submitted as part of the planning application. The information submitted was reviewed by Fife Council's Harbours, Floods and Coasts team, who concluded that the application would be acceptable and complies with the Council's requirements for full planning permission, with reference to the Design Criteria Guidance Note. Scottish Water also have no objection to this application. The application therefore complies with the above noted policies with respect to drainage.

**2.6.4** The submission complies with the Council's requirements for full planning permission, with reference to the 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note'. The current proposals will not increase flooding or drainage issues.

## **2.7 Health and Safety**

**2.7.1** The relevant provisions of NPF4 policy 23 and FIFEplan policy 5 apply.

**2.7.2** Concerns have been raised regarding development within the hazardous site consultation zone. A portion of the site to the east, is located within the inner zone of the hazardous site consultation zone, with the remaining area of the application part site being located in the middle zone. Initially the Health & Safety Executive (HSE) objected to the proposal due to the number of lodges proposed within the inner consultation area. The applicant took onboard these comments and revised the layout of the application site to reduce the number of pitches to 33, fully within the middle consultation zone. HSE provided further comments on the amended layout and removed their objection as the proposed layout now conforms with their guidance on development within hazardous site consultation zones. A condition is proposed to ensure no development encroaches within the specified zone.

**2.7.3** The proposal, therefore, complies with NPF4 policy 23 and FIFEplan policy 5.

## **2.8 Natural Heritage and Trees**

**2.8.1** Policies 1,3 & 4 of NPF4 (2023), Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018), Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), Wildlife and Countryside Act 1981 (as amended), Wildlife and Natural Environment (Scotland) Act (2011) and Nature Conservation Scotland Act 2004 (as amended) Surveys apply in this instance with regard to natural heritage protection and biodiversity enhancement.

**2.8.2** Concerns have been raised regarding the impact on local wildlife and the local environment. The application site is cultivated land within an existing holiday park with little habitat potential. The proposal site has no special landscape or natural heritage designations associated with it. A network of core paths are located to the west and south of the site as well as a designated on-road cycleway along the public road (High Road). None of these routes would be impacted upon by the proposals as they are outwith the application site. It is considered that this proposal would not significantly impact on the natural habitat of the surrounding area. New planting of native species of trees and shrubs are proposed as part of the landscaping which will enhance the local biodiversity.

**2.8.3** Given the above, it is considered that there is sufficient evidence to conclude that the proposed development would not compromise protected species at this time and local biodiversity enhancements are proposed, thus complies with policies 1 and 13 of FIFEplan.

## **2.9 Contaminated Land and Air Quality**

**2.9.1** NPF4 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) and FIFEplan Policy 10 (Amenity) support development which remediates contaminated land, making it safe for future land uses.

**2.9.2** Fife Council's Land & Air Quality has been consulted on the application and has noted that given the former quarrying activities noted in the immediate vicinity it is advised that Development Management be notified if any unexpected materials or conditions such as made-ground, gassing, odours, asbestos, hydrocarbon staining or other apparent contaminations are encountered during the development works. A relevant condition has been added to this application.

## **2.10 Low Carbon**

**2.10.1** The relevant provisions of NPF4 policies 1, 2 and 14 and FIFEplan Policies 1, 3 and 11 apply. Fife Council's Low Carbon Supplementary Guidance (2019) is also relevant here.

**2.10.2** Whilst caravans are not subject to building warrant regulations and as such, are not subject to current carbon dioxide emission reduction targets, the applicant has submitted a Low Carbon Checklist which advises how the proposal would meet the relevant Development Plan policies. The statement advises that the caravans will be manufactured to a high standard and that the applicant will at all times seek to minimise the environmental impact of any materials used in the construction of the caravans. In addition, there will be very little waste during the construction, as the caravans are manufactured off-site in a factory environment and transported to the site and "plugged in" to site services. Waste will be stored and recycled utilising existing on-site waste facilities.

**2.10.3** As such, it is considered that the proposed development accords with the above provisions of policy and guidance in relation to low carbon.

### 3.0 Consultation Summary

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SGN	No objection subject to HSE having no objection
National Grid Email	No objection subject to HSE having no objection
Scottish Water	No objection
Transportation And Environmental Services - Operations Team	No comments
Land And Air Quality, Protective Services	No objection subject to condition
Structural Services - Flooding, Shoreline and Harbours	No objection
Health And Safety Executive	No objection subject to no development in the inner zone.
TDM, Planning Services	No objection subject to conditions

### 4.0 Representation Summary

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#### 4.1

57 objections received and 7 supporting comments.

#### 4.2 Material Planning Considerations

##### 4.2.1 Objection Comments:

Issue	Addressed in Paragraph
- Principle of Development	2.2.2
- Design and Visual Impact on Countryside	2.2.3
- Residential Amenity	2.2.4
- Transportation/Road Safety	2.2.5
- Flooding and Drainage	2.2.6
- Health and Safety	2.2.7
- Natural Heritage and Trees	2.2.8

##### 4.2.2 Support Comments

<b>Issue</b>	<b>Addressed in Paragraph</b>
- Principle of Development	2.2.2
- Design and Visual Impact on Countryside	2.2.3

#### **4.2.3 Other Concerns Expressed**

<b>Issue</b>	<b>Comment</b>
- Concerns were raised regarding users of the site walking through neighbouring land.	Comments noted. However, the planning system can't control the behaviour of users of the caravan site these are not a material planning consideration in the assessment of this planning applications.
- Concerns regarding impact of development on the internet for surrounding residents	Comments noted; however, these are not a material planning consideration in the assessment of this planning applications.
- Concerns regarding these types of applications when there is an affordable housing shortage.	Comments noted; however, this type of application would not provide affordable housing as it relates to tourist accommodation.
- Concerns regarding assurances given to existing caravan owners over any new developments.	Concerns noted, however this is a civil matter between the owners of existing caravans and the site owner.
- Concerns regarding the saturation of caravan sites in the local area.	Comments noted, however every application is assessed on its own merits against the relevant Development Plan policies for that particular application.
- Concerns regarding neighbour notification.	Comments noted. The neighbour notification procedure was followed for this proposal.
- Concerns regarding the impact of this development on the amenities of Strathkinness.	Comments noted; however, these are not a material planning consideration in the assessment of this planning applications.
- Concerns over extant consents not complying with that particular planning permission.	Comments noted. These concerns should be reported via the appropriate channels on Fife Councils planning enforcement page.
- Concerns regarding developments without planning consent	Comments noted. These concerns should be reported via the appropriate channels on Fife

<b>Issue</b>	<b>Comment</b>
	Councils planning enforcement page.
- Concerns regarding litter	Comments noted. If any of the potential customers were to litter or cause damage/anti-social behaviour outwith the site then this would be considered a matter which could also be dealt with under separate legislation or by separate authorities, outwith the control of the planning system.
- Concerns regarding impact on the village of Strathkinness from traffic generated by this application.	Comments noted. The Planning system can't control the routes taken by drivers. Paragraph 2.5.2 states that traffic generation from this proposal would be less than what is already consented on site.
- Supporting comments stating that users of the application site use local facilities in Strathkinness.	Comments noted.
- Comments submitted supporting the growth of local business and the impact this will have on the local economy	Comments noted

## 5.0 Conclusions

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The proposal is acceptable in meeting the terms of National Guidance, the Development Plan, and relevant Council Planning Customer Guidelines and is compatible with its surrounds in terms of land use and its siting, design and finish will not have any adverse impact on the amenity of the surrounding area. Subject to the noted condition the proposal is considered to comply with relevant policy and guidance.

## 6.0 Recommendation

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

## **CONDITIONS:**

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

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

2. PRIOR TO ANY DEVELOPMENT COMMENCING, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees and hedges to be planted shall be submitted for approval in writing by Fife Council as Planning Authority. The landscaping shall be designed to mitigate the visual impact of the site from public views. The scheme as approved shall be implemented within 3 months of the first planting season following the occupation of the first dwellinghouse unless otherwise agreed in writing with Fife Council as Planning Authority. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

Reason: In the interest of visual amenity and biodiversity enhancement; to ensure the development has no significant visual impact on its countryside setting and that a biodiversity enhancement programme is provided.

3. Prior to occupation of the first static caravan, visibility splays 4.5 metres x 210 metres shall be provided and maintained clear of all obstructions exceeding 1050mm in height above the adjoining road channel level, at the junction of the site access with the U049, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.

4. Prior to occupation of each static caravan for the first time, the car parking, as shown on document 02A, shall be completed and available for public use.

Reason: To ensure the provision of adequate off-street car parking. An EV charging point shall be provided within every parking space adjacent to a static caravan.

5. The holiday accommodation, hereby approved, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year.

Reason: In order to ensure that proper control is retained over the development and that the site does not become permanent residential accommodation.

6. The siting of any unit within the site shall be restricted to caravans which meet the legal definition of a caravan as set out in the Caravan Site and Control of Development Act 1960 (as amended) and the Caravan Sites Act 1968 or any order subsequently amending this legislation.

Reason: In order to define the terms of the consent.

7. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason - To ensure all contamination within the site is dealt with.

8. For the avoidance of doubt no caravans or other relevant structures shall be sited within the area specified as the inner zone of the hazardous site consultation zone, as per the applicant's amended proposed site layout plan.

Reason: In the interests of securing proper planning and define the terms of the consent.

## 7.0 Background Papers

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

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

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

[Planning Guidance](#)

Development Plan:

NPF4 (2023)



FIFEplan Local Development Plan (2017)

Making Fife's Places Supplementary Guidance (2018)

Low Carbon Fife Supplementary Guidance (2019)

Report prepared by Scott McInroy Planner Development Management

Report reviewed and agreed by Alastair Hamilton (Service Manager) Committee Lead 31/3/25.

**Committee Date: 09/04/2025**

**Agenda Item No. 6**

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**Application for Full Planning Permission**

**Ref: 24/03296/FULL**

**Site Address:** Earlslea 71 High Street Earlsferry

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

**Applicant:** Mr David Graham, Earlslea 71 High Street

**Date Registered:** 14 January 2025

**Case Officer:** Jacob Latto

**Wards Affected:** W5R19: East Neuk And Landward

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**Reasons for Referral to Committee**

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This application requires to be considered by the Committee because the application has attracted an objection from a statutory consultee, whilst the officer's recommendation is for approval.

**Summary Recommendation**

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The application is recommended for: Conditional Approval

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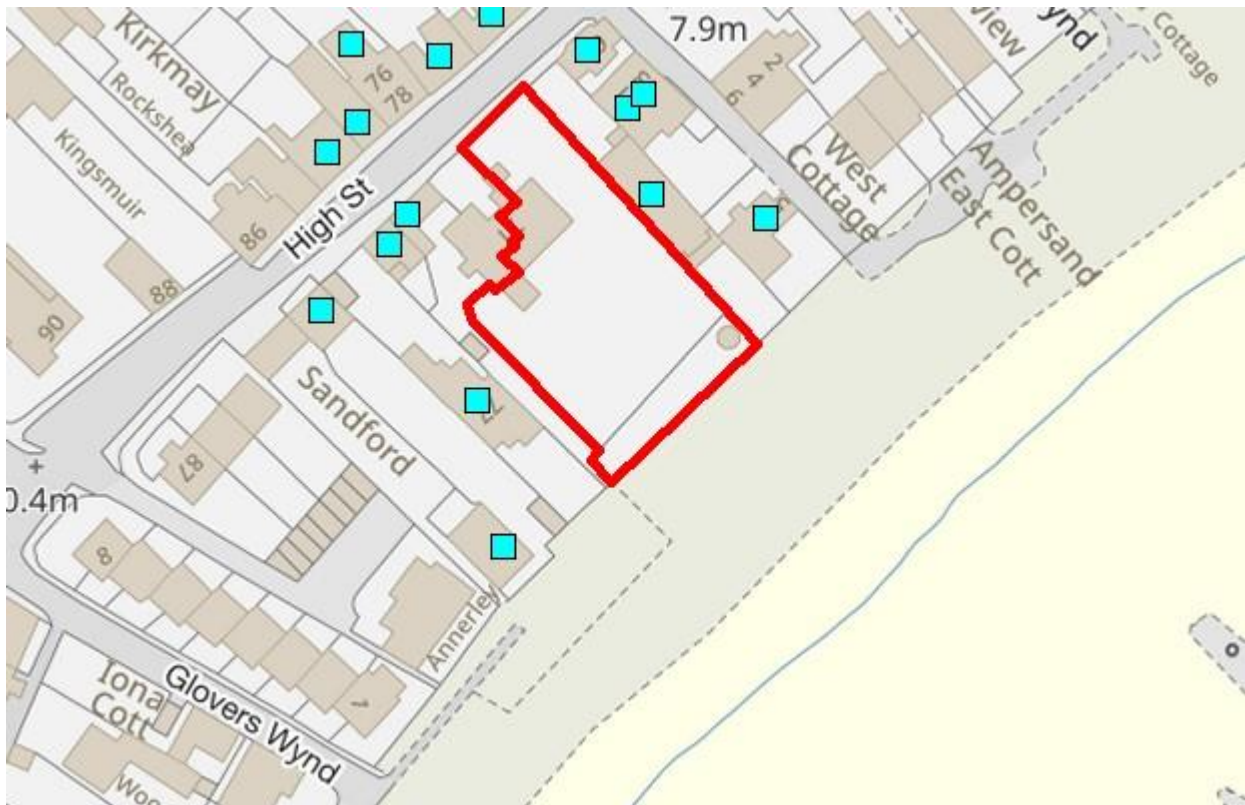
## **1.0 Background**

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### **1.1 The Site**

This planning application relates to a three storey dwellinghouse located within an established residential area of Earlsferry as defined in FIFEplan 2017. The dwellinghouse is situated within the Elie and Earlsferry Conservation Area and is a Category C Listed Building. The dwellinghouse dates back to the early 19th century and the dwellinghouse is set behind a pebble dashed stone wall and has a sizeable garden which is surrounded by fencing and a stone wall. There is a conservatory extension sunroom which overlooks the applicant's garden. The external finishes on the dwellinghouse are sandstone walls, white timber sash and case windows and a slate roof.

### 1.1.2 LOCATION PLAN



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## 1.2 The Proposed Development

It is proposed to demolish the existing south facing conservatory/sunroom extension and erect a single storey extension with larger footprint and construct a new wrap around deck/terrace. The new extension would be built off an existing lean-to annex on the west elevation of the existing dwellinghouse. The proposed new extension would not alter the main south facing principal elevation of the dwellinghouse. The proposed extension would face towards the sea and would be finished with a mixture of wet-dash roughcast and ashlar coursed stone walls, the proposed windows and sliding doors would be constructed from powder-coated metal and with the main roof being folded metal in anthra-zinc.

## 1.3 Relevant Planning History

00/03410/EFULL - Erect conservatory extension to dwellinghouse, erect sunhouse in garden and alter dwellinghouse (including replacement dormers and installation of rooflights) – Application Permitted with Conditions- 12/02/01

00/03411/ELBC - Erect conservatory extension to dwellinghouse and alter dwellinghouse (including replacement dormers and installation of rooflights) – Application Permitted- 12/02/01

09/00545/EFULL - Conservatory extension to rear of dwellinghouse – Application Withdrawn - 20/05/09

09/00952/ELBC - Listed building consent for erection of rear conservatory – Application Returned

09/02944/FULL - Rear conservatory extension – Application Permitted with Conditions - 03/02/10

09/02945/LBC - Listed building consent for erection of conservatory - Application Permitted with Conditions - 03/02/10

18/01972/FULL - External alterations including installation of replacement windows, installation of rooflight and alterations to boundary wall - Application Permitted with Conditions - 05/11/18

18/02226/LBC - Listed Building Consent for internal alterations and external alterations including installation of replacement windows, installation of rooflight and alterations to boundary wall - Application Permitted with Conditions - 02/11/18

20/01306/FULL - Erection of summerhouse – Application permitted - 21/08/20

25/00001/TCA - Tree maintenance - see report - Application Permitted with Conditions - 11/02/25

As this is a Category C Listed Building an LBC application (24/03297/LBC) has been submitted to this planning authority for consideration alongside this full application.

## **1.4 Application Procedures**

1.4.1 Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises of National Planning Framework 4 (2023) and FIFEplan Local Development Plan (2017). Under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.

1.4.2 Under Section 64 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.

1.4.3 A physical site visit has not been conducted. All the information has been collated digitally, in order to fully assess the application with the following information being collated - Google Street View, GIS mapping software and photos of the current site which was provided by the agent. Therefore, it is considered that the evidence and information available to the case officer is sufficient to determine the proposal.

## **1.5 Relevant Policies**

### **National Planning Framework 4 (2023)**

Policy 6: Forestry, woodland and trees

To protect and expand forests, woodland and trees.

Policy 7: Historic assets and places

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

Policy 14: Design, quality and place

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

Policy 16: Quality Homes

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

## **Adopted FIFEplan (2017)**

### **Policy 1: Development Principles**

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

### **Policy 10: Amenity**

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

### **Policy 13: Natural Environment and Access**

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

### **Policy 14: Built and Historic Environment**

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

## **National Guidance and Legislation**

Sections 59 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

National Planning Framework 4

Adopted FIFEplan (2017)

## **Supplementary Guidance**

None

## **Planning Policy Guidance**

None

## **Planning Customer Guidelines**

Fife Council Planning Guidance on Home Extensions

Fife Council Planning Guidance on Garden Ground

Fife Council Planning Guidance on Daylight and Sunlight

## **Other Relevant Guidance**

Elie & Earlsferry Conservation Area Appraisal and Management Plan

Historic Environment Scotland: Managing Change in the Historic Environment: Extensions

Elie and Earlsferry Local Place Plan 2024 + Community Action Plan

## 2.0 Assessment

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### 2.1 Relevant Matters

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

- Design and Layout/Visual Impact upon a Listed Building and Conservation Area
- Residential Amenity
- Natural Heritage and Trees

### 2.2 Design And Layout / Visual Impact upon a Listed Building and Conservation Area

2.2.1 Sections 59 and 64 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997, National Planning Framework Policies 7, 14 and 16 and FIFEplan (2017) Policies 1 and 14, Fife Council Planning Guidance on Home Extensions, Historic Environment Scotland: Managing Change in the Historic Environment: Extensions and Elie and Earlsferry Conservation Area Management Plan apply in this regard.

2.2.2 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard shall be given to the building, or its setting and change shall be managed to protect its special interest. Under Section 64 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area. Design and materials which will affect a listed building shall be appropriate to both the character and appearance of the building or area and its setting.

2.2.3 Policies 7, 14 and 16 from National Planning Framework 4 apply in this instance. Policy 7 will support proposal where it supports development for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historical interest and setting. Policy 14 also stipulates development proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable. National Planning Framework 4 Policy 16 supports development that will not have a detrimental impact on the character or environmental quality of the home, and the surrounding area in terms of size, design, and materials.

2.2.4 FIFEplan Local Development Plan Policies 1, 10 and 14. Require new development to make a positive contribution to its immediate environment in terms of quality of the development. FIFEplan 2017 Policy 10 also requires that development must not lead to a detrimental visual impact on the surrounding area. Policy 14 (Built and Historic Environment) of FIFEplan in particular is applicable in requiring that there would be no adverse impact on amenity, character of the historic environment. Fife Council Planning Customer Guidelines on Home Extensions reinforce that any proposed development should not dominate or detract from neighbouring development, be subsidiary to the existing dwelling house, respect existing materials and reflect the style of the original build.

2.2.5 Historic Environment Scotland: Managing Change in the Historic Environment: Extensions states that it's difficult to lay down hard and fast rules for extensions when much will depend upon the existing site, the landscape, the scale and form both of the existing building and the extension proposed. However, it has suggested these follow basic principles are followed: an addition or extension should play a subordinate role. It would not dominate the original building as a result of its scale, material or location and would not obscure the principal elevation. When an extension is built beside a principal elevation it should generally be lower than, and set back behind, that façade. An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided. An extension should be modestly scaled and skilfully sited.

2.2.6 It is proposed to demolish the existing conservatory extension and build a larger contemporary extension with a raised terrace on the principal elevation of the dwellinghouse. The proposed extension would have a floor area of 54 square metres and a height of 4.8 metres to the highest point. The external finishes of the proposed extension are wet-dash roughcast walls to the southwest side and ashlar coursed stone for the southeast and northeast elevations., the proposed windows and sliding doors would be constructed from powder-coated metal, with the main roof being folded metal in anthra-zinc. The proposed extension would be located to the west side and not impinge on, the main front elevation of the listed dwellinghouse. The extension would be single storey and would be small and subordinate in scale when compared to the main 2-storey dwellinghouse. In terms of the visual impact upon the conservation area, the proposed extension would face towards the beach. The proposal would therefore not be visible from the conservation area from the street as it is to the rear (south side) of the existing dwellinghouse. It would however be visible from the dunes and the area to the rear of the beach out with the garden to the south.

2.2.7 In terms of the materials proposed to be used the proposal is a contemporary design incorporating high quality materials which would be incorporated into a high quality contemporary design which is considered to respect the character and appearance of the listed building and the conservation area more widely. It should also be noted that there are many other dwellinghouses which have had modern and contemporary additions in the village. In this instance it is considered that the proposed extension is a high quality contemporary extension which would create a balanced and innovative design to the dwellinghouse. Therefore, the proposed extension would be deemed to comply with relevant National Planning Framework 4 Policies, FIFEplan policies, and Fife Council's Planning Customer Guidelines on Home Extensions in this regard and respect the character and appearance of the Listed Building and Conservation Area.

2.2.8 The proposed external terrace area would have a footprint of 30 square metres and would be externally finished with random coursed pale-yellow buff stone basecourse with a smooth polished light grey natural stone paved surface surrounded with a clear glass parapet. The surface level of the proposed terrace would be the same as the ground floor level of the dwellinghouse. The proposed terrace platform is in terms of design, scale and materials respects the character and appearance of the listed building and is an appropriate addition to the conservation area.

2.2.9 The proposal is deemed to be in compliance with National Planning Framework 4, Local Development Plan and associated guidance. The proposal is considered acceptable in terms of the proposed design and visual impact upon the conservation area and would not cause a detrimental impact.

## **2.3 Residential Amenity**

2.3.1 National Planning Framework 4 Policies 14 and 16, FIFEplan (2017) Policy 10, Fife Council Planning Guidance on Home Extension, Fife Council Planning Guidance on Daylight and Sunlight, Fife Council Planning Guidance on Garden Ground apply in this instance.

2.3.2 National Planning Framework 4 (NPF4) Policy 16 supports development that will not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing, or overlooking. Policy 10 of FIFEplan specifically requires development to address the potential loss of privacy, sunlight, and daylight. Fife Council Planning Customer Guidelines on Home Extensions states that a development should not intrude on a neighbour's privacy.

2.3.3 The applicant's garden has a 1.8-metre-high boundary fence on the southwest boundary between the site of the proposed extension and the nearest neighbouring property which would provide the relevant privacy to neighbouring properties. There are no new windows opening to the neighbouring property. The nearest neighbouring property already overlooks the applicants garden from window openings on the first floor and what appears to be a long stair window in the east gable. In terms of the privacy from the proposed raised terrace the main social space is to south east of the proposed extension and would overlook the applicants own garden ground. It is considered that the proposed development has no further detrimental impact on residential amenity in terms of overlooking, over and above that which currently exists. The proposal would therefore have no impact on the privacy of neighbouring properties. As such, the proposal would be compliant with Policy 10 of FIFEplan and Fife Council Planning Guidance in regard to privacy issues.

2.3.4 With regards to daylight and sunlight, due to the path of the sun, the height of the development, the position and distance of the proposed works relative to neighbouring properties, the proposal would not result in the loss of any additional or significant amounts of sunlight to neighbouring garden ground. In addition, the proposal would not significantly overshadow the neighbouring property. The proposal would therefore protect residential amenity as set out through Development Plan policy and Fife Council's Planning Customer Guidelines on Home Extensions and Daylight and Sunlight, respectively.

2.3.5 Fife Council Customer Guidelines on Garden Ground (2016) advises that a good size garden plays an important role in people's quality of life and should be big enough for everyday activities and fit the needs of the people who live there. As such, the proposed extension is considered to be acceptable in this instance as over 800 square metres of useable garden ground remains as the proposed extension only takes up a small proportion of the applicant garden ground.

2.3.6 The proposal is considered acceptable with regards to overshadowing, overlooking and garden ground provision and therefore would be in compliance with National Planning Framework 4, the Local Development Plan and relevant guidance.

## **2.4 Natural Heritage And Trees**

2.4.1 Due consideration to the impact to the trees on-site has been considered in accordance with NPF4 (2023) Policy 6 (Forestry, woodland and trees); Adopted FIFEplan (2017) Policy 13 (Natural Environment and Access) to consider that the loss of the trees on-site do not hinder the wider natural environment and the wider conservation area. In this instance the proposed development would not have an impact on trees by either removal or potential damage to root protection areas.

2.4.2 One letter of objection has been received from the Community Council regarding the removal of the trees and the wider impact on the conservation area.



2.4.3 The Fife Council Tree Officer has approved a Tree in Conservation Area (25/00001/TCA) application for the proposed trees that are to be felled and replaced and is satisfied that the submitted tree reports have fully assessed the removal of the trees in the context of preserving the character of the conservation area and the significance or otherwise the trees contribute to that. It should also be noted that a condition has been attached to the Tree in Conservation Area application stating the trees will be replaced on a 2:1 basis and replanting will be conducted within 6 month of the proposed works and that the newly planted trees should have suitable staking, protection and mulching for at least the first 36 months after planting. If the trees die in this period, they will be replaced at the expense of the landowner and will be subject to the same conditions. The conditions specify that the works need to be carried out by a professional arborist.

## 3.0 Consultation Summary

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Scottish Water	No objection to the planning application.
Community Council	The Community Council requested to become a statutory consultee and objected to the proposal as they considered it was contrary to the Local Place Plan. Local Place Plans registered through Fife Council will not be part of the 'development plan' as defined by the Planning Act but will feed into the preparation of Fife's Local Development Plan 2 which is at the early stages of preparation. The Local Place Plan is a material planning consideration in the assessment of planning applications but given the early stages of LDP2 and that the Development Plan remains the starting point for decision-making in the planning process, it is considered that the material weight given to the Local Place Plan at this stage is limited and this proposal is acceptable in terms of the relevant planning policies.

## 4.0 Representation Summary

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4.1 2 letters of representation were received in relation to this planning application, one general comment was received from a neighbour and one from The Elie and Earlsferry Community Council who requested to become a statutory consultee and objected to the proposal.

### 4.2 Material Planning Considerations

#### 4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. The proposed extension will look out of place on a listed building and is dominating	2.2.6
b. The proposed extension is larger than what existing	2.2.6 and 2.2.7
c. The proposed materials being used	2.2.6 and 2.2.7
d. Concerns surrounding the removal of the trees	2.4.3

## 5.0 Conclusions

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The proposal is considered to be acceptable in meeting the terms of National Planning Framework 4, the Development Plan and relevant Fife Council Customer Guidelines. The proposal is compatible with the area in terms of design and scale, residential amenity and natural heritage and trees and will not cause any detrimental impact to the listed building and wider conservation area and is therefore considered to be acceptable and recommended for approval.

## 6.0 Recommendation

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

### **CONDITION:**

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

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

## 7.0 Background Papers

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

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

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

[Planning Guidance](#)

Report prepared by Jacob Latto (13.03.25)

Report reviewed and agreed by Alastair Hamilton, Service Manager(Committee Lead) 31/3/25.

**Committee Date: 09/04/2025**

**Agenda Item No. 7**

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**Application for Listed Building Consent**

**Ref: 24/03297/LBC**

**Site Address:** Earlslea 71 High Street Earlsferry

**Proposal:** Listed Building Consent for single storey extension to front with raised decking

**Applicant:** Mr David Graham, Earlslea 71 High Street

**Date Registered:** 14 January 2025

**Case Officer:** Jacob Latto

**Wards Affected:** W5R19: East Neuk And Landward

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### **Reasons for Referral to Committee**

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This application requires to be considered by the Committee because the application has attracted an objection from a statutory consultee, whilst the officer's recommendation is for approval.

### **Summary Recommendation**

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The application is recommended for: Unconditional Approval

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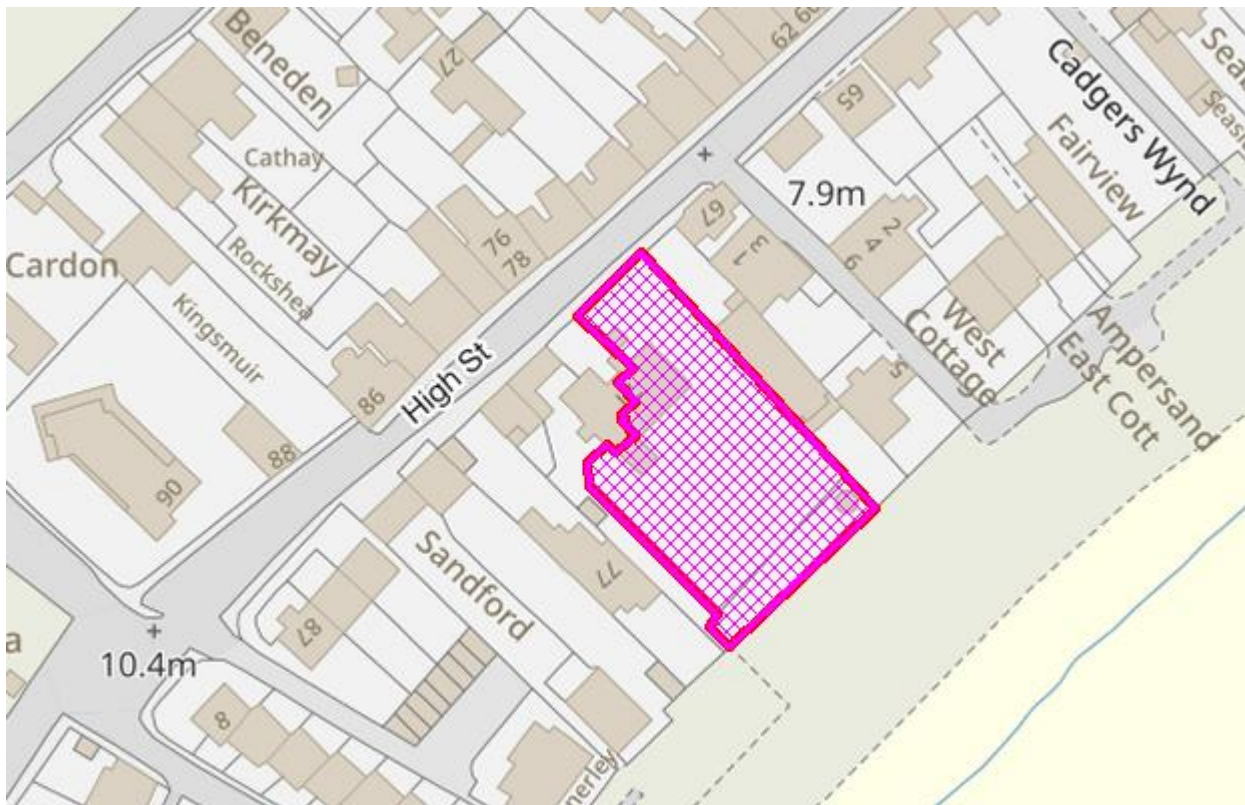
## **1.0 Background**

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### **1.1 The Site**

This planning application relates to a three storey dwellinghouse located within an established residential area of Earlsferry as defined in FIFEplan 2017. The dwellinghouse is situated within the Elie and Earlsferry Conservation Area and is a Category C Listed Building. The dwellinghouse was remodelled in the early 19th century with the rear skewputts dating back to 1867. The dwellinghouse is set back from the main road behind a pebble dashed stone wall and has a sizeable garden which is surrounded by fencing and stone wall. There is a conservatory extension which overlooks the applicant's garden. The external finishes on the dwellinghouse are sandstone walls, white timber sash and case windows and a slate roof.

## 1.1.2 LOCATION PLAN



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## 1.2 The Proposed Development

Listed Building Consent is being sought for the erection of a single storey extension to the front of the dwellinghouse with associated raised decking. It is proposed to demolish the existing conservatory extension sunroom and replace this with a single storey extension and raised decking to the front elevation of the dwellinghouse. The proposed extension would overlook the applicant own garden ground and face towards the sea. The proposed extension would be finished with a mixture of wet-dash roughcast and ashlar coursed stone walls, the proposed windows and french doors would be constructed from powder-coated metal and with the main roof being folded metal in anthra-zinc.

## 1.3 Relevant Planning History

00/03410/EFULL - Erect conservatory extension to dwellinghouse, erect sunhouse in garden and alter dwellinghouse (including replacement dormers and installation of rooflights) – Application Permitted with Conditions- 12/02/01

00/03411/ELBC - Erect conservatory extension to dwellinghouse and alter dwellinghouse (including replacement dormers and installation of rooflights) – Application Permitted- 12/02/01

09/00545/EFULL - Conservatory extension to rear of dwellinghouse – Application Withdrawn - 20/05/09

09/00952/ELBC - Listed building consent for erection of rear conservatory – Application Returned

09/02944/FULL - Rear conservatory extension – Application Permitted with Conditions - 03/02/10

09/02945/LBC - Listed building consent for erection of conservatory - Application Permitted with Conditions - 03/02/10

18/01972/FULL - External alterations including installation of replacement windows, installation of rooflight and alterations to boundary wall - Application Permitted with Conditions - 05/11/18

18/02226/LBC - Listed Building Consent for internal alterations and external alterations including installation of replacement windows, installation of rooflight and alterations to boundary wall - Application Permitted with Conditions - 02/11/18

20/01306/FULL - Erection of summerhouse – Application permitted - 21/08/20

25/00001/TCA - Tree maintenance - see report - Application Permitted with Conditions - 11/02/25

Alongside this Listed Building Consent Application, a full planning application (24/03296/FULL) is being considered by this local planning authority.

## **1.4 Application Procedures**

1.4.1 Under Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

1.4.2 A physical site visit has not been conducted. All the information has been collated digitally, in order to fully assess the application with the following information being collated - Google Street View, GIS mapping software and photos of the current site which was provided by the agent. Therefore, it is considered that the evidence and information available to the case officer is sufficient to determine the proposal.

## **1.5 Relevant Policies**

### **National Planning Framework 4 (2023)**

Policy 7: Historic assets and places

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

Policy 14: Design, quality and place

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

Policy 16: Quality Homes

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

### **Adopted FIFEplan (2017)**

Policy 1: Development Principles

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

Policy 14: Built and Historic Environment

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

## **National Guidance and Legislation**

Sections 59 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

National Planning Framework 4

Adopted FIFEplan (2017)

## **Supplementary Guidance**

### **Planning Policy Guidance**

### **Planning Customer Guidelines**

### **Other Relevant Guidance**

Historic Environment Scotland: Managing Change in the Historic Environment: Extensions

## **2.0 Assessment**

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### **2.1 Relevant Matters**

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

- Design and Layout/Visual Impact upon a Listed Building

### **2.2 Design And Layout / Visual Impact upon a Listed Building**

2.2.1 Sections 59 and 64 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997, National Planning Framework Policies 7, 14 and 16 and FIFEplan (2017) Policies 1 and 14, Fife Council Planning Guidance on Home Extensions, Historic Environment Scotland: Managing Change in the Historic Environment: Extensions and Elie and Earlsferry Conservation Area Management Plan apply in this regard.

2.2.2 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard shall be given to the building, or its setting and change shall be managed to protect its special interest. Under Section 64 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area. Design and materials which will affect a listed building shall be appropriate to both the character and appearance of the building or area and its setting.

2.2.3 Policies 7, 14 and 16 from National Planning Framework 4 apply in this instance. Policy 7 will support proposal where it supports development for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural

or historical interest and setting. Policy 14 also stipulates development proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable. National Planning Framework 4 Policy 16 supports development that will not have a detrimental impact on the character or environmental quality of the home, and the surrounding area in terms of size, design, and materials.

2.2.4 FIFEplan Local Development Plan Policies 1, 10 and 14. Require new development to make a positive contribution to its immediate environment in terms of quality of the development. FIFEplan 2017 Policy 10 also requires that development must not lead to a detrimental visual impact on the surrounding area. Policy 14 (Built and Historic Environment) of FIFEplan in particular is applicable in requiring that there would be no adverse impact on amenity, character of the historic environment. Fife Council Planning Customer Guidelines on Home Extensions reinforce that any proposed development should not dominate or detract from neighbouring development, be subsidiary to the existing dwelling house, respect existing materials and reflect the style of the original build.

2.2.5 Historic Environment Scotland: Managing Change in the Historic Environment: Extensions states that it's difficult to lay down hard and fast rules for extensions when much will depend upon the existing site, the landscape, the scale and form both of the existing building and the extension proposed. However, it has suggested these follow basic principles are followed: an addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, material or location and should not overlay principal elevations. When an extension is built beside a principal elevation it should generally be lower than, and set back behind, that façade. An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided. An extension should be modestly scaled and skilfully sited.

2.2.6 It is proposed to demolish the existing conservatory extension and build a larger contemporary extension with a raised decked area at the front of the dwellinghouse. The proposed extension would have a floor area of 54 square metres and a height of 4.8 metres and would be used as a sunroom. The external finishes of the proposed extension are wet-dash roughcast walls to the southwest side of the proposed extension and ashlar coursed stone for the southeast and northeast of the proposed extension, the proposed windows and french doors would be constructed from powder-coated metal and with the main roof being folded metal in anthra-zinc. The proposed decking area would have a footprint of 30 square metres and would be externally finished with random coursed stone basecourse in Dunhouse Baxter colour which is a pale yellow buff with polished smooth Caithness natural stone paving which would be light grey and clear glass barrier. The proposed extension is deemed to be acceptable in terms of scale and design. In terms of scale, the proposed extension would be facing away from the main High Street and wider conservation area and would be suitable scaled in relation to the main dwellinghouse as the proposed extension is considered to be relatively small when compared to the main dwellinghouse. In terms of materials used, it is deemed to be acceptable because the use of high-quality materials and contemporary design is deemed to respect the character of the Listed Building. . The proposed extension would not have a detrimental visual impact on the existing property or surrounding environment in terms of scale and finishing materials. Therefore, the proposed extension would be deemed to comply with relevant National Planning Framework 4 Policies, FIFEplan policies, and Fife Council's Planning Customer Guidelines on Home Extensions in this regard and respect the character and appearance of the Listed Building and Conservation Area.

2.2.7 Therefore the proposal is deemed to be in compliance with National Planning Framework 4, Local Development Plan and associated guidance. The proposal is considered acceptable in terms of the proposed design and visual impact upon the conservation area and would not cause a detrimental impact.



## 3.0 Consultation Summary

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### Community Council

The Community Council requested to become a statutory consultee and objected to the proposal. The proposal doesn't address the planning issues that occur within Conservation Areas as set out in the Elie and Earlsferry Local Place Plan in terms of the proposed extension, which is much larger, extensions on listed building must be constructed with identical materials and in the same style. They also raised concerns about the removal of trees.

## 4.0 Representation Summary

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4.1 One letter of representation was submitted in relation to this application which was an objection from the Elie and Earlsferry Community Council.

### 4.2 Material Planning Considerations

#### 4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. The proposed extension will look out of place on a listed building and is dominating	2.2.6
b. The proposed extension is larger than what existing	2.2.6
c. The proposed materials being used	2.2.6

## 5.0 Conclusions

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The proposal is considered to be acceptable in meeting the terms of National Planning Framework 4, the Development Plan and relevant Fife Council Customer Guidelines. The proposal is compatible with the area in terms of land use, design and scale and will not cause any detrimental impact to the listed building and wider conservation area and is therefore considered to be acceptable and recommended for approval.

## 6.0 Recommendation

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It is accordingly recommended that the application be approved unconditionally

## 7.0 Background Papers

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



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

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

[Planning Guidance](#)

National Planning Framework 4

FIFEplan (2017) Local Development Plan

Report prepared by Jacob Latto (13.03.25)

Report reviewed and agreed by Alastair Hamilton, Service  
Manager(Committee Lead) 18.3.25