



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 22/02/2021 - 21/03/2021

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

1 **Application No:** 21/00038/FULL **Date Decision Issued:** 02/03/2021

Ward:

Proposal: Change of use from part of public car park to siting of 1no. hot food takeaway trailer and associated storage container

Location: Car Park South Of Pavilion Parkdale Avenue Leven Fife

Applicant: Mr Marc Wheelen 9 Rimsdale Crescent Glenorthes Scotland KY76FZ

Agent:

Application Permitted - no conditions

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Planning Permission in Principle for erection of dwellinghouse

Location: 2 West Brae East Wemyss Kirkcaldy Fife KY1 4LA

Applicant: Mrs Lesley Weaver 2 West Brae East Wemyss Kirkcaldy Fife KY1 4LA

Agent: David Casey 31b Alderbank Terrace Shandon Edinburgh Scotland EH11 1TA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, the position of all buildings;
 - (b) A detailed block plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished ground and building floor levels, new walls and fences and details of proposed landscape treatment and the phasing of development. The block plan shall show curtilages of both the existing and approved dwellings and both will meet the minimum plot ratios of house to curtilage and minimum useable garden areas as recommended by Fife Council Garden Ground guidelines.
 - (c) Detailed plans, sections and elevations of the proposed dwelling to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (f) 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.
 - (g) BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. Any future design for this site shall be restricted to a maximum of one and a half storey.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and

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

4. Prior to occupation of the dwellinghouse, off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Services Development Guidelines.
5. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority.
2. In the interests of design and visual amenity; to ensure the site is developed appropriately and within the context of surrounding properties.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of adequate off-street parking.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

3 **Application No:** 21/00095/FULL **Date Decision Issued:** 26/02/2021

Ward: Buckhaven, Methil And Wemyss Villages

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

Location: 614 Wellesley Road Methil Leven Fife KY8 3PF

Applicant: Mr John Coull 614 Wellesley Road Methil Fife KY8 3PF

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

Application Permitted - no conditions

4 **Application No:** 21/00133/FULL **Date Decision Issued:** 05/03/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 60 Wellesley Road Buckhaven Leven Fife KY8 1HT

Applicant: Mrs Lynn Oates 60 Wellesley Road Buckhaven Scotland KY8 1HT

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

Application Permitted - no conditions

5 **Application No:** 21/00131/FULL **Date Decision Issued:** 11/03/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 10 St Marys Terrace East Wemyss Kirkcaldy Fife KY1 4LG

Applicant: Mrs C Cunningham 10 St Mary's Terrace East Wemyss Fife KY1 4LG

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

Application Permitted - no conditions

6 **Application No:** 21/00020/ADV **Date Decision Issued:** 26/02/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Display of internally illuminated totem sign, 2no. non-illuminated freestanding signs, 2no. internally illuminated canopy signs and 5no. externally illuminated wall mounted billboard signs

Location: Proposed Lidl Supermarket Site Esplanade Kirkcaldy Fife

Applicant: Lidl Great Britain 1 Coddington Crescent Eurocentral Motherwell United Kingdom ML1 4YF

Agent: Hannah Mitchell 80 George Street Edinburgh United Kingdom EH2 3BU

Application Permitted - no conditions

7 **Application No:** 20/02981/FULL **Date Decision Issued:** 08/03/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: External alterations including erection of two storey extension and formation of balcony and raised platform to rear of dwellinghouse

Location: 7 Kings Drive Kinghorn Burntisland Fife KY3 9XG

Applicant: Ms K Burston 7 Kings Drive Kinghorn UK KY3 9XG

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

Application Permitted - no conditions

8 **Application No:** 20/02005/LBC **Date Decision Issued:** 17/03/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for installation of central heating flue

Location: 188 High Street Burntisland Fife KY3 9AP

Applicant: Mrs Caren Black 188 High Street Burntisland Fife KY3 9AP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A proposed floor plan denoting the finalised location of the hereby approved flue shall be submitted for written approval by Fife Council as Planning Authority WITHIN TWO MONTHS OF THIS CONSENT unless otherwise agreed in writing.

Reason(s):

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

9 **Application No:** 20/02718/FULL **Date Decision Issued:** 18/03/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of raised deck to rear of flatted dwelling (retrospective)

Location: 16 Burnside Avenue Kinghorn Burntisland Fife KY3 9UZ

Applicant: Mr Michael Simpson 16 Burnside Avenue Kinghorn Burntisland Fife KY3 9UZ

Agent:

Application Permitted - no conditions

10 **Application No:** 21/00216/FULL **Date Decision Issued:** 18/03/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Two storey extension to side of dwellinghouse (variation to 16/03685/FULL) (retrospective)
Location: 1 Tyrie Avenue Kirkcaldy Fife KY1 1GB
Applicant: Ms Robina Ghuffar 1 Tyrie Avenue Kirkcaldy Fife KY1 1GB
Agent: Calum McDonald Linburn House 19 Afton Grove Dunfermline Scotland KY11 4LE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED 2no. off-street parking spaces shall be provided within the curtilage, as detailed in approved plans and in accordance with the current Fife Council Transportation Development Guidelines. Thereafter the spaces shall be maintained and kept available as such.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. To ensure all contamination within the site is dealt with.

11 **Application No:** 20/02973/FULL **Date Decision Issued:** 19/03/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to front and formation of dormer extensions to rear of dwellinghouse

Location: 1 Newbigging Auchtertool Kirkcaldy Fife KY2 5XJ

Applicant: Mr Mark Armour 1 Newbigging Auchtertool Kirkcaldy Scotland KY2 5XJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE OF SITE finalised details of the finishing materials for the hereby approved extension and dormer extensions shall be submitted for the written approval by Fife Council as Planning Authority

Reason(s):

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

Ward: Cowdenbeath

Proposal: Change of use from vacant land to form 1 permanent private Gypsy/Traveller pitch with principle caravan and ancillary caravans, ancillary buildings and associated works, and erection of fencing (Retrospective)

Location: Land To North Of Monzie Farm Steadings Monziehall Crossgates Fife

Applicant: Mr Thomas McPhee 88 Scott Road Glenrothes Scotland KY6 1AE

Agent: Alan Seath 88 Scott Road Glenrothes Scotland KY6 1AE

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. The permission shall run only for the benefit of the applicant Thomas McPhee and his immediate family and the number of caravans additional to the principle caravan (chalet) shall not exceed two at any one time, unless prior written agreement is obtained from the Planning Authority.
2. The implementation of the perimeter fence as per drawing 2B (Site Plan) hereby approved shall be completed within 3 months of the date of consent and retained for the lifetime of the development, unless prior agreement is obtained in writing from the Planning Authority.
3. In the event that the use of the site as a permanent private Gypsy/Traveller pitch as hereby approved ceases to operate, then all caravans, chalets and any other ancillary features associated with the site operation must be removed within 4 months of the site ceasing to operate. The site shall be reinstated to its pre-development condition and the use shall revert back to its original use.
4. Within 3 months of planning consent being granted, the construction of the vehicular crossing of the roadside verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
5. Within 3 months of planning consent being granted, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
6. All compensatory planting as detailed in the Compensatory Planting Scheme (drawing 12) shall be implemented within the first planting season following planning consent being granted and shall thereafter be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting, unless otherwise agreed in writing with the Planning Authority. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
7. FOR THE AVOIDANCE OF DOUBT there shall be no removal of any trees other than those identified in the AIA (document 9A), hereby approved.

Reason(s):

1. To safeguard against further unauthorised expansion of the development.
2. To protect the surrounding woodland of Muir Row Wood.
3. In order to ensure that proper control is retained over the development and that the site is not used for development inappropriate to the rural setting.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interests of effective landscape management and compliance with Policy 13 of the Adopted FIFEplan regarding mitigation for loss of trees; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
7. In the interests of safeguarding and maintaining the natural environment.

13 **Application No:** 21/00054/FULL

Date Decision Issued: 05/03/2021

Ward: Cowdenbeath

Proposal: Replacement single storey extension including installation of flue to rear of dwellinghouse

Location: 41 South Knowe Crossgates Cowdenbeath Fife KY4 8AW

Applicant: Mr & Mrs Alan & Margaret Wilson 41 South Knowe Crossgates KY4 8AW

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

14 **Application No:** 21/00201/FULL **Date Decision Issued:** 05/03/2021

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse

Location: 97 Perth Road Cowdenbeath Fife KY4 9HB

Applicant: Mr and Mrs Peter and Eleanor Fotheringham 97 Perth Road Cowdenbeath
KY4 9HB

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted - no conditions

15 **Application No:** 20/03208/FULL

Date Decision Issued: 23/02/2021

Ward: Cupar

Proposal: Installation of 1no. electric vehicle charging point

Location: Croftdyke Car Park South Croftdyke Ceres Cupar Fife KY15 5QN

Applicant: Ms Jane Findlay Bankhead Central Bankhead Park Glenrothes Fife KY76GH

Agent: Cameron Lafferty Bankhead Central 1 Bankhead Park Glenrothes Scotland
KY7 6GH

Application Permitted - no conditions

16 **Application No:** 21/00019/FULL **Date Decision Issued:** 15/03/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: 10 Meadowside Road Cupar Fife KY15 5DD

Applicant: Mr & Mrs K. Pruettt 10 Meadowside Road CUPAR U.K. KY15 5DD

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

Application Permitted - no conditions

17 **Application No:** 21/00136/FULL

Date Decision Issued: 15/03/2021

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse and replacement of conservatory roof

Location: 12 Landale Gardens Cupar Fife KY15 4UE

Applicant: Mr Mrs Dunlop 12 Landale Gardens Cupar Scotland KY15 4UE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The replacement roof to the conservatory shall closely match the colour of the development's existing concrete tiles unless otherwise agreed in writing with this Planning Authority before works to the conservatory roof starts on site
2. BEFORE THE EXTENSION IS BROUGHT INTO USE, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

1. To ensure adequate provision of off-street car parking.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

18 **Application No:** 20/03006/FULL **Date Decision Issued:** 22/02/2021

Ward: Dunfermline Central

Proposal: One and a half storey extension to dwellinghouse

Location: Langlees Backmuir Of Pitfirrane Lundin Road Crossford Dunfermline Fife
KY12 8QR

Applicant: Mrs Pauline Wylie Langlees Backmuir of Pitfirrane Lundin Road Crossford UK
KY12 8QR

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

Application Permitted - no conditions

19 **Application No:** 20/03010/FULL **Date Decision Issued:** 22/02/2021

Ward: Dunfermline Central

Proposal: Erection of single storey extension and formation of raised platform to rear of dwellinghouse

Location: 91 Grieve Street Dunfermline Fife KY12 8DW

Applicant: Mr Mike Blaylock 91 Grieve Street Dunfermline Scotland KY12 8DW

Agent: Calum McDonald Linburn House 19 Afton Grove Dunfermline Scotland KY11 4LE

Application Refused

Reason(s):

1. In the interests of residential amenity; the proposed raised platform, due to its proximity to the boundaries of the site and its elevated position above existing boundary treatments, would result in an unacceptable level of overlooking and loss of privacy towards the neighbouring gardens to the East and West of the site, which is contrary to Policies 1 and 10 of the Adopted FIFEplan (2017) and Fife Council's Planning Customer Guidelines on Home Extensions (including conservatories and garages) (2016).

20 **Application No:** 20/03104/FULL

Date Decision Issued: 22/02/2021

Ward: Dunfermline Central

Proposal: Erection of one and a half storey extension to side of dwellinghouse

Location: 6 Gowanbrae Drive Dunfermline Fife KY12 7UJ

Applicant: Ms Kelly Cairns 6 Gowanbrae Drive Dunfermline Fife KY12 7UJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ground and first floor windows on the West facing side of the hereby approved extension shall be obscurely glazed and thereafter maintained as such for the lifetime of the development.

Reason(s):

1. In the interests of safeguarding residential amenity.

21 **Application No:** 20/03287/FULL **Date Decision Issued:** 23/02/2021

Ward: Dunfermline Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Helmsdale Park Dunfermline Fife KY12 7PU

Applicant: Mrs R Simpson 1 1 Helmsdale Park Dunfermline Scotland KY12 7PU

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

Application Permitted - no conditions

Ward: Dunfermline Central

Proposal: Change of use from private garden ground to private car parking associated with Islamic Centre (Class 10) and formation of hardstanding

Location: 125 Woodmill Road Dunfermline Fife KY11 4AE

Applicant: Mr Ajaz Mohammed Dunfermline Islamic Centre 125 Woodmill Road Dunfermline Fife KY11 4AE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE CAR PARK, HEREBY APPROVED, BEING BROUGHT INTO USE; all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs) and adequate measures shall be provided to intercept surface water run-off, prior to it reaching the public road boundary.
2. PRIOR TO THE CAR PARK, HEREBY APPROVED, BEING BROUGHT INTO USE; 2m x 2m pedestrian visibility splays measured into the vehicular exit from the rear of the public footway shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular exit and the public road, in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the removal of a 1 metre length of the boundary wall (measured back from the rear of the public footway) on the eastern side of the new vehicular exit. These visibility splays shall be retained for the lifetime of the development.
3. PRIOR TO THE CAR PARK, HEREBY APPROVED, BEING BROUGHT INTO USE; there shall be provided within the curtilage of the site 17 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the proposed parking layout (Plan Reference 05B). One of these parking spaces shall be allocated for the use of the occupants of 123 Woodmill Road. The parking spaces and the one-way vehicular entrance and exit arrangement shown on Plan Reference 05B shall be retained for the lifetime of the development.

Reason(s):

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

23 **Application No:** 20/03299/FULL **Date Decision Issued:** 26/02/2021

Ward: Dunfermline Central

Proposal: Installation of balustrade to existing decked area to west of ground floor flatted dwelling

Location: 7 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mr and Mrs A Pender 7 St. Leonards Hill Dunfermline Scotland KY11 3AH

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

Application Permitted - no conditions

24 **Application No:** 20/03300/LBC

Date Decision Issued: 26/02/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for installation of balustrade to existing decked area to west of ground floor flatted dwelling

Location: 7 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mr and Mrs A Pender 7 St. Leonards Hill Dunfermline Scotland KY11 3AH

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

Application Permitted - no conditions

25 **Application No:** 20/02510/FULL

Date Decision Issued: 01/03/2021

Ward: Dunfermline Central

Proposal: Formation of 2no dormer extensions with balconies

Location: 3 The Nursery Main Street Crossford Dunfermline Fife KY12 8NQ

Applicant: Mr S Webster 3 The Nursery Crossford United Kingdom KY12 8NQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE APPROVED BALCONY TO THE REAR IS BROUGHT INTO USE, a 1.8 metre high obscurely glazed privacy screen shall be erected on the West facing side as indicated on the approved plans and thereafter maintained as such for the lifetime of the development.

Reason(s):

1. In the interests of safeguarding residential amenity.

26 **Application No:** 20/03276/CLP

Date Decision Issued: 08/03/2021

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) to enlarge one window and formation of new window

Location: 42 Liggars Place Dunfermline Fife KY12 7XZ

Applicant: Mr & Mrs I Marchant 42 Liggars Place Dunfermline United Kingdom KY12 7XZ

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

Application Permitted - no conditions

27 **Application No:** 21/00074/ADV

Date Decision Issued: 11/03/2021

Ward: Dunfermline Central

Proposal: Display of non-illuminated fascia sign, externally illuminated projecting sign, metal plaque, window graphics and ATM surrounds

Location: 64 High Street Dunfermline Fife KY12 7DF

Applicant: Virgin Money 40 St Vincent Place Glasgow Scotland G1 2HL

Agent: David Cameron 9 Clydesmill Grove Cambuslang Investment Park Glasgow Scotland G32 8NL

Application Permitted - no conditions

28 **Application No:** 21/00075/LBC

Date Decision Issued: 11/03/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for external alterations including installation of signage

Location: 64 High Street Dunfermline Fife KY12 7DF

Applicant: Virgin Money 40 St Vincent Place Glasgow Scotland G1 2HL

Agent: David Cameron 9 Clydesmill Grove Cambuslang Investment Park Glasgow
Scotland G32 8NL

Application Permitted - no conditions

29 **Application No:** 21/00069/FULL

Date Decision Issued: 18/03/2021

Ward: Dunfermline Central

Proposal: Change of use from class 4 office and class 9 residential to class 10 children's nursery (Section 42 to vary condition 1 of 10/02385/FULL)

Location: 6 - 8 Halbeath Road Dunfermline Fife KY12 7QX

Applicant: Appin Nursery And Creche Ltd 6-8 Halbeath Road Dunfermline Scotland KY12 7QX

Agent: Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The use authorised by this permission shall be discontinued on or before 31st of March 2031 unless a planning application is granted prior to this date.
2. The site shall be used solely for the purposes of a children's nursery. The use of the site for any other purpose, including another purpose in Class 10 of the Schedule of the Town and Country Planning (Use Classes) (Scotland) Order, 1997, shall require to be the subject of a further planning application to be approved by this Planning Authority.
3. For the avoidance of doubt, the nursery shall be limited to no more than 57 children at any one time for the lifetime of the development.
4. WITHIN 6 MONTHS OF THE DATE OF THIS CONSENT; full details all external lighting required to be installed shall be submitted for the prior written approval by Fife Council as Planning Authority. For the avoidance of doubt any such scheme as approved shall demonstrate that there will be no glare or distraction to adjacent premises or road users.

Reason(s):

1. To maintain control over the Fife Council properties and to enable the use to be reconsidered at the end of the ten year lease.
2. In order to ensure control over the use of the property in the interest of safeguarding neighbouring residential amenity and road safety.
3. In the interest of residential amenity.
4. In the interest of residential amenity.

30 **Application No:** 21/00128/CLP

Date Decision Issued: 18/03/2021

Ward: Dunfermline Central

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

Location: 1 Erskine Square Dunfermline Fife KY11 4QH

Applicant: Mrs & Mrs G Whitehill 1 Erskine Square Dunfermline Fife KY11 4QH

Agent: Emma McGuinness 21 Wedderburn Place Dunfermline Fife KY11 4PJ

Application Permitted - no conditions

31 **Application No:** 21/00351/FULL **Date Decision Issued:** 17/03/2021

Ward: Dunfermline North

Proposal: Single storey porch extension to front of dwellinghouse

Location: 13 Canmore Grove Dunfermline Fife KY12 0JT

Applicant: Mr Iain Miller 13 Canmore Grove Dunfermline Fife KY12 0JT

Agent: Hazel Dickson 23 Reid Street Dunfermline Fife KY127EE

Application Permitted - no conditions

32 **Application No:** 21/00177/FULL **Date Decision Issued:** 04/03/2021

Ward: Dunfermline South

Proposal: Single storey extension to front of dwellinghouse

Location: 30 Birch Grove Dunfermline Fife KY11 8BE

Applicant: Mr Derek Brown 30 Birch Grove Dunfermline Fife KY11 8BE

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

Application Permitted - no conditions

33 **Application No:** 20/03150/FULL

Date Decision Issued: 05/03/2021

Ward: Dunfermline South

Proposal: Erection of porch extension to front, single storey extension to side and formation of hardstanding to front of dwellinghouse

Location: 4 Birch Grove Dunfermline Fife KY11 8BE

Applicant: Mrs Debbie Turner 4 Birch Grove Dunfermline KY11 8BE

Agent: Alastair Barclay Smiddy House Shiresmill By Blairhall KY12 8ER

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extension, the construction of the new vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the extension, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the extension, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No BIR - 005. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

34 **Application No:** 21/00281/CLP

Date Decision Issued: 15/03/2021

Ward: Dunfermline South

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

Location: 9 Sandpiper Gardens Dunfermline Fife KY11 8LE

Applicant: Mr and Mrs G Paton 9 Sandpiper Gardens Dunfermline Scotland KY11 8LE

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

Application Permitted - no conditions

35 **Application No:** 20/03290/FULL **Date Decision Issued:** 25/02/2021

Ward: East Neuk And Landward

Proposal: Painting exterior of group of dwellings and replacement external steps

Location: 1 - 13 Sahara Park Elie Leven Fife KY9 1BB

Applicant: Sahara Park Owners Association 4 Sahara Park Elie Scotland KY9 1BB

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

Application Permitted - no conditions

36 **Application No:** 21/00112/FULL **Date Decision Issued:** 26/02/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: Strathburn 5 Main Street Kilrenny Anstruther Fife KY10 3JL

Applicant: Mr Kenneth Mackenzie Strathearn Torr road Bridge of Weir Scotland PA11 3BE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed to match existing and painted white and thereafter permanently maintained. No trickle vents shall be visible externally.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the existing traditional windows in the Listed Building within the Conservation Area is maintained.

37 **Application No:** 20/02602/LBC

Date Decision Issued: 01/03/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for the installation of replacement windows

Location: 37 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mr James Patrick 5 Collingwood Crescent Broughty Ferry Dundee United Kingdom DD5 2SX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted in matt white and thereafter permanently maintained as such. Astragals should be no wider than 23mm and the astragal detail should match the existing windows with no trickle vents visible externally.

Reason(s):

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

38 **Application No:** 20/03296/FULL **Date Decision Issued:** 02/03/2021

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 37 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mr James Patrick 5 Collingwood Crescent Broughty Ferry Dundee United Kingdom DD5 2SX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed and painted in matt white and thereafter permanently maintained as such. Astragals should be no wider than 23mm and the astragal detail should match the existing windows with no trickle vents visible externally.

Reason(s):

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

39 **Application No:** 20/03261/LBC

Date Decision Issued: 03/03/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement soil pipe to cast iron on front elevation of building

Location: 59 High Street Crail Anstruther Fife KY10 3RA

Applicant: Mr Salvatore Amitrano 1A Easter Hainings High Road Strathkinness Scotland KY16 9UA

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Erection of a single 500 kW wind turbine (50 metres to hub height and 77 metres to blade tip) and ancillary works including the erection of substation and formation of access track (Renewal of Planning permission 15/01715/FULL)

Location: Land At Toldrie Farm Lochton Crail Fife

Applicant: Mr Jamil Versi 15 Pipers Green Lane Edgware United Kingdom HA8 8DG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to work commencing on the development hereby approved, the developer shall provide to the Planning Authority details of a bond or other financial provision which will be put in place to cover all decommissioning and site restoration costs. No work shall commence on the site until the developer has provided documentary evidence that the proposed bond or other financial provision is in place and written confirmation has been given by the planning authority that the proposed bond or other financial provision is satisfactory. The developer shall ensure that the approved bond or other financial provision is maintained throughout the operational life of the development hereby permitted.
2. The permission hereby granted shall be for a period of twenty five years from the date of commissioning (such date to be notified in writing to the planning authority within one month of the event), at which time, unless this is not required by the express prior consent of the planning authority, the wind turbine and any buildings or ancillary equipment associated with it shall be dismantled and removed from the site, and the ground fully reinstated to the satisfaction of Fife Council as planning authority.
3. In the event that the wind turbine fails to produce electricity supplied to Toldrie Farm or to the local grid for a continuous period of 6 months it shall be deemed to have ceased to be required and, unless otherwise agreed in writing with the planning authority, the wind turbine and its ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated in accordance with a ground restoration plan to be submitted for the written approval of Fife Council as planning authority prior to the commissioning of the turbine.
4. The wind turbine including the tower and blades shall be finished in a non-reflective off white/grey colour with a semi-matt finish. The exact detail of the colour shall be submitted for the approval in writing of Fife Council as planning authority prior to work commencing on site. Thereafter the development shall be carried out in accordance with these approved details.
5. For the avoidance of any doubt, the operating noise levels of the turbine hereby approved shall not exceed an LA90 (10min) of 35dB(A) at the nearest noise sensitive property. The foregoing requirement shall apply at all wind speeds not exceeding 10m/s, as measured at a height of 10m above ground at the site of the wind turbine. Should any noise complaints be received it shall be the responsibility of the developer to demonstrate to the planning authority that the turbine is operating within the noise parameters detailed in this condition.
6. During the construction period best practice working procedures in relation to the protection of badgers shall be adopted including the covering of trenches overnight or alternatively providing a simple ramp access to ensure any animals trapped in the excavations, can escape.
7. Any vegetation clearance shall take place outside the bird breeding season which is from the beginning of March to the end of August in any calendar year.
8. Before any works (including construction) on site, full details of adequate wheel cleaning facilities to be provided at the entrance/exit to the site, to ensure that no mud, debris or other deleterious material is carried by vehicles onto the public roads, shall be submitted for approval in writing by the planning authority. The approved facilities shall be provided, retained and maintained for the duration of the construction and decommissioning operations on the site.
9. There shall be provided within the curtilage of the site, a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the site. The turning area shall be formed out with the parking areas and shall be retained through the lifetime of the development.

10. A Traffic Management Plan for the construction and de-commissioning of the proposed turbine, showing all aspects of transport related movements, including swept path analysis diagrams where necessary, at all junctions on the abnormal load route shall be submitted to and approved in writing by Fife Council as planning authority prior to the commencement of development works on the site. Thereafter any such scheme as approved shall be fully implemented during the construction and decommissioning of the turbine.
11. Prior to the commencement of any works on site the developer shall notify the Ministry of Defence of the following: - the date construction starts and ends; - the maximum height of all construction equipment; - the latitude and longitude of the turbine.
12. The turbine hereby approved shall be fitted with aviation safety lighting by means of 25 candela omni-directional red lighting or infrared lighting with an optimized flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practical point.
13. The presence of any previously unsuspected or un-encountered contamination that becomes evident during the development shall be brought to the attention of the planning authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the planning authority.

Reason(s):

1. To ensure that there are sufficient funds available throughout the life of the development to carry out the full restoration of the site following decommissioning.
2. In the interests of visual amenity; in order that the planning authority has the opportunity to review the circumstances pertaining to the permission, which is of a temporary nature.
3. In the interests of visual and residential amenity and to ensure a full and satisfactory restoration of the wind turbine site should it fall into disuse.
4. In the interests of visual amenity; to reduce the visual impact of the turbine and minimise reflection.
5. In the interests of residential amenity; to ensure that nearby residential properties are not detrimentally affected by noise arising from the approved turbine.
6. To ensure that the construction process makes every effort to reduce the risk to any badger population within the wider area.
7. To protect any nesting birds within the vicinity of the site.
8. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
9. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
10. In the interests of road safety; to reasonably avoid the need for the reversing of vehicles onto the public road.
11. In the interests of road safety; to minimise any detrimental impacts on the delivery route proposed.
12. In the interests of protecting air safety.
13. In the interests of protecting air safety.
14. To ensure all contamination within the site is dealt with.

41 **Application No:** 20/03245/FULL **Date Decision Issued:** 16/03/2021

Ward: East Neuk And Landward

Proposal: Replacement windows, widening of existing driveway and amendments to previously approved glazing and outbuilding wall

Location: 3 Station Road Kingsbarns St Andrews Fife KY16 8TB

Applicant: Mr Brian Ross The Old Smithy 3 Station Road Kingsbarns SCOTLAND KY168TB

Agent: Nicoll Russell 111 King Street Broughty Ferry Dundee Angus DD5 1EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows on the dwellinghouse hereby approved shall be finished externally in white painted timber, traditionally constructed to match existing and permanently maintained as such with no visible trickle vents.
2. All stone details to the wall shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of Category B Listed Building and Kingsbarns Conservation Area is maintained.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kingsbarns Conservation Area.

42 **Application No:** 20/03247/LBC

Date Decision Issued: 16/03/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement windows, widening of existing driveway and amendments to previously approved glazing and outbuilding wall

Location: 3 Station Road Kingsbarns St Andrews Fife KY16 8TB

Applicant: Mr Brian Ross The Old Smithy 3 Station Road Kingsbarns Scotland KY16 8TB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows on the dwellinghouse hereby approved shall be finished externally in white painted timber, traditionally constructed to match existing and permanently maintained as such with no visible trickle vents.
2. All stone details to the wall shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of Category B Listed Building and Kingsbarns Conservation Area is maintained.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Kingsbarns Conservation Area.

43 **Application No:** 20/02589/FULL

Date Decision Issued: 19/03/2021

Ward: East Neuk And Landward

Proposal: Change of use from agricultural ground to garden ground, erection of domestic shed and alterations and extensions to dwellinghouse

Location: East House Bonerbo Dunino Anstruther Fife KY10 3LA

Applicant: Mr Andrew Stevenson East House Bonerbo Farm ANSTRUTHER Scotland UK KY10 3LA

Agent: Rosemary Scrimgeour The Drawing Office, Humpty House Lintrathen Kirriemuir Angus DD8 5JH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed extension, there shall be 2 No. off street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
2. BEFORE ANY WORK STARTS ON SITE, a sample of finishing materials for the extension shall be submitted for the written approval of this Planning Authority.
3. BEFORE ANY WORK STARTS ON SITE, details, including scaled elevations, of the proposed boundary treatments shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the boundary treatments are appropriate to the character of the area.

44 **Application No:** 20/03153/FULL **Date Decision Issued:** 18/03/2021

Ward: East Neuk And Landward

Proposal: Installation of menu case, lighting, CCTV, alarm box and hanging baskets (retrospective)

Location: Fish And Chip Shop 4 Shore Street Anstruther Fife KY10 3EA

Applicant: Mr Chris Lewis The Wee Chippy 4 Shore Street Anstruther Scotland KY10 3EA

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted - no conditions

45 **Application No:** 21/00144/FULL

Date Decision Issued: 18/03/2021

Ward: East Neuk And Landward

Proposal: Alterations and extension to form dwellinghouse including single storey side and rear extensions, replacement windows/doors, installation of rooflights and alterations to existing driveway and boundary walls

Location: Ruka Williamsburgh Elie Leven Fife KY9 1BA

Applicant: Mrs Susan Carnegie 5 Zetland Place Edinburgh Scotland EH5 3HU

Agent: Roderick Binns 3 Scone Gardens Edinburgh Scotland EH8 7DQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT AND BEFORE THE DEVELOPMENT IS OCCUPIED, three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

46 **Application No:** 21/00162/FULL **Date Decision Issued:** 19/03/2021

Ward: East Neuk And Landward

Proposal: Erection of two storey extension to rear of dwellinghouse

Location: 9 Taeping Close Cellardyke Anstruther Fife KY10 3YL

Applicant: Mr & Mrs M Arthur 9 Taeping Close Anstruther Scotland KY10 3YL

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE
UNITED KINGDOM DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT AND BEFORE THE DEVELOPMENT IS OCCUPIED, three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

47 **Application No:** 21/00300/CLP

Date Decision Issued: 19/03/2021

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (proposed) for installation of rooflights to front and rear of dwellinghouse

Location: 12 Charles Street Pittenweem Anstruther Fife KY10 2QQ

Applicant: Mr Andy Wood The Sheiling 30 Vicarage Lane Northampton United Kingdom NN26QS

Agent:

Application Permitted - no conditions

48 **Application No:** 20/03236/FULL **Date Decision Issued:** 23/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Dormer extension to rear of dwellinghouse

Location: 74 Station Road Thornton Kirkcaldy Fife KY1 4AY

Applicant: Mr Mark Donnelly 74 Station Road Thornton KY1 4AY

Agent: Stephen Fairley 10 Vardon Drive Glenrothes KY7 4EY

Application Permitted - no conditions

49 **Application No:** 21/00035/ADV **Date Decision Issued:** 23/02/2021

Ward: Glenrothes Central And Thornton

Proposal: Display of various signage

Location: Car Park North Street Glenrothes Fife

Applicant: Burger King Burger King UK 2 Foubert's Place London WF1 7PA

Agent: Jason Willison IVC Signs Ltd. 2-3 Orchard Business Park Badsell Road Five
Oak Green Tonbridge Kent TN12 6QU

Application Permitted - no conditions

50 **Application No:** 20/03051/FULL **Date Decision Issued:** 01/03/2021

Ward: Glenrothes Central And Thornton

Proposal: Installation of solar panels on flat roof (retrospective)

Location: 200 Colliston Avenue Glenrothes Fife KY7 4PW

Applicant: Mr & Mrs John & Sarah Kirkham 200 Colliston Avenue Glenrothes KY7 4PW

Agent: Maura Bissett 8 5 Dalziel Place Edinburgh EH7 5TR

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Erection of dwellinghouse (substitution of housetype on plot F - amendment to planning permission reference 19/02175/ARC)**Location:** Land At Tykesburn Coaltown Of Balgonie Fife**Applicant:** Lomond Group (Scotland) Ltd Unit 5 Baltimore Road Glenrothes United Kingdom KY6 2PJ**Agent:** Derek Grubb 317 Rona Place Glenrothes United Kingdom KY7 6RR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT THE SUBJECT OF THIS APPROVAL, a scheme of landscaping/biodiversity enhancement indicating the siting, numbers, species and heights (at time of planting) of trees, shrubs and hedges to be planted, shall have been submitted to and approved, in writing, by the planning authority. As far as reasonable, native species are to be proposed, with plot boundaries as native species-rich hedgerows with individual hedgerow trees. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
2. 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.
3. BEFORE THE DEVELOPMENT THE SUBJECT OF THIS APPROVAL IS BROUGHT INTO USE, the outflow pipe the subject of Fife Council Planning approval 19/02705/FULL shall have been provided and made available for use in connection with the development the subject of this approval.
4. Prior to the occupation of the proposed dwellinghouse, 3 No off street parking spaces shall be provided within the curtilage of the site for this dwellinghouse in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development for the purposes of off street parking.
5. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of that site, suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason(s):

1. In the interests of visual amenity and to ensure a satisfactory contribution to biodiversity and standard of local environmental quality.
2. In the interests of visual amenity, ensuring a satisfactory contribution to biodiversity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
3. To ensure the timeous provision of surface water drainage infrastructure in connection with this development; to accord with Policy 12: Flooding & Drainage of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

52 **Application No:** 20/02377/FULL

Date Decision Issued: 08/03/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to side of dwellinghouse

Location: 11 Greystone Park Glenrothes Fife KY7 4UL

Applicant: Mrs Nicola Young 11 Greystone Park Glenrothes KY7 4UL

Agent: Ross McWilliam 8 North Street Inverurie Scotland AB51 4QR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved north-facing rear elevation window shall remain obscure-glazed for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity, to prevent direct overlooking to the neighbouring residential property to the rear/north of the site.

Ward: Glenrothes Central And Thornton
Proposal: Substitution of housetype and garage on plot 2 (amendment to planning permission 20/00926/FULL)
Location: 71 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX
Applicant: Mr Brian Gay 21 Commercial Street Markinch Glenrothes UK KY7 6DE
Agent: Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE AND GARAGE HEREBY APPROVED, a sample of the proposed external finishing materials shall be submitted, and approved in writing by, Fife Council as Planning Authority. Thereafter, the approved materials shall be implemented in full and retained for the lifetime of the development.
2. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, the first two metre length of the driveway to the rear of the public footway at the access to plot 2 shall be constructed in a paved material (not concrete slabs).
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, all works carried out on or adjacent to the public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing from the development site onto the B9130 classified public road and shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
5. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines and thereafter shall be retained for the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, where a garage is to be considered for inclusion in the required off street parking provision, the internal garage dimensions shall be a minimum of 3m x 7m which will accommodate 1 No. off street parking space. Anything smaller than this will not be considered as an off street parking space.
7. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE, there shall be provided within the curtilage of the site a turning area for a car to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
8. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Planning Authority.

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

Occupation.

Reason(s):

1. In the interests of visual amenity.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off street parking.
7. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
8. To ensure all contamination within the site is dealt with.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

Ward: Glenrothes Central And Thornton

Proposal: Extension to side and rear of dwellinghouse

Location: 8 Kinkell Avenue Glenrothes Fife KY7 4QG

Applicant: Mr And Mrs Duncan 8 Kinkell Avenue Glenrothes KY7 4QG

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, there shall be no clear-glazed windows installed in the east or south-facing elevations of the approved first floor extension for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.
2. Prior to any works starting on site, the applicant shall consult with the Fife Council's Roads & Lighting Asset Management Department to agree a position for the relocation of the existing lighting column. For the avoidance of doubt, the lighting column shall be relocated at the developer's cost.
3. Prior to the first use of the approved extension to the dwellinghouse, there shall be 3 off street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first use of the approved extension to the dwellinghouse, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
5. Prior to the first use of the approved extension to the dwellinghouse, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interests of residential amenity; to prevent direct overlooking to the immediate neighbouring residential properties to the east/rear and south side of the site.
2. In the interest of road and pedestrian safety and to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

55 **Application No:** 21/00629/CLP

Date Decision Issued: 12/03/2021

Ward: Glenrothes Central And Thornton

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

Location: 8 Wemyss Court Glenrothes Fife KY7 4SX

Applicant: Mrs Linda Small 8 Wemyss Court Glenrothes UK KY7 4SX

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

Application Permitted - no conditions

56 **Application No:** 20/02650/FULL

Date Decision Issued: 17/03/2021

Ward: Glenrothes Central And Thornton

Proposal: Erection of garden outbuilding to form office and therapy room (class 2)

Location: 22 Corthan Court Glenrothes Fife KY1 4BS

Applicant: Mr Andrew Fairley 22 Corthan Court Thornton UK KY1 4BS

Agent: Stephen Fairley 10 Vardon Drive Glenrothes UK KY7 4EY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The office and therapy room, hereby approved, shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. The office and therapy room, hereby approved, shall only be operated by a resident of 22 Corthan Court, Thornton.
3. The existing 4 off street parking spaces shall be retained for the lifetime of the development..
4. The operating hours of the office and therapy room, hereby approved, shall be limited to the following:

8am-8pm Monday to Friday

8am-4pm Saturday

on any calendar week unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to retain full control over the development.
2. In order to retain full control over the development.
3. To ensure the provision of adequate off street parking.
4. In order to retain full control over the development.

57 **Application No:** 21/00671/CLP

Date Decision Issued: 17/03/2021

Ward: Glenrothes Central And Thornton

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

Location: 58 Balmanno Green Glenrothes Fife KY7 4TD

Applicant: Mrs Kaye Coyle 58 Balmanno Green Glenrothes Fife KY7 4TD

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

Application Permitted - no conditions

58 **Application No:** 20/02326/FULL

Date Decision Issued: 18/03/2021

Ward: Glenrothes Central And Thornton

Proposal: Erection of agricultural building

Location: Tullybreck Farmhouse Standing Stane Road Kirkcaldy Fife KY1 4TH

Applicant: Mr John Adam Tullybreck Farm Easy Wemyss Kirkcaldy Scotland KY1 4TH

Agent: James Henderson 3-15 King James VI Business Centre Friarton Road Perth
Perthshire PH2 8DY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

59 **Application No:** 20/02793/LBC

Date Decision Issued: 23/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed Building Consent for installation of replacement windows to front of flatted dwelling

Location: 6 Croft Road Markinch Glenrothes Fife KY7 6EF

Applicant: Mr John Breen 14 Kinloch Drive Glenrothes KY7 4DD

Agent:

Application Permitted - no conditions

60 **Application No:** 21/00060/FULL **Date Decision Issued:** 23/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension with steps to rear of dwellinghouse

Location: 30 Demarco Drive Glenrothes Fife KY7 6FD

Applicant: Mr John Lithgow 30 Demarco Drive Glenrothes KY7 6FD

Agent: Harry Dalglish 15 Beech Park Leven KY8 5NG

Application Permitted - no conditions

61 **Application No:** 21/00321/DPN **Date Decision Issued:** 26/02/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Prior Notification for Demolition of buildings.

Location: Leslie Golf Club Balsillie Back Row Croftouterly Leslie Glenrothes Fife KY6 3EZ

Applicant: Miss Susan Vines Leslie Golf Club Club House Balsillie Laws Leslie KY6 3EZ

Agent:

Application Permitted - no conditions

62 **Application No:** 20/03032/LBC

Date Decision Issued: 05/03/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent application for installation of vent to front, 2 vents and 2 relocated rooflights to rear and internal alterations to dwellinghouse (amendment to 17/00932/LBC)

Location: 222 High Street Leslie Glenrothes Fife KY6 3DB

Applicant: Mr Noel Donovan 222 High Street Leslie KY6 3DB

Agent: Alison Arthur 85 High Street Newburgh KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to their installation, the approved vents shall be painted out in a grey colour to match their background and retained as such for the lifetime of the development.

Reason(s):

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

63 **Application No:** 20/02534/FULL **Date Decision Issued:** 08/03/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use from dwellinghouse (Class 9) to Residential Care Home (Class 8), installation of garden store and associated external alterations

Location: South Lodge Walkerton Drive Leslie Glenrothes Fife KY6 3BT

Applicant: Pebbles Care Sovereign House Crossgates Road Dunfermline Scotland KY11 7EG

Agent: Michal Supron Studio 5, The Old School Business Centre 40 Rochsolloch Road Airdrie Scotland ML6 9BG

Application Permitted - no conditions

64 **Application No:** 21/00252/FULL **Date Decision Issued:** 11/03/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of boundary fence to front of dwellinghouse (retrospective)

Location: 24 Cardean Way Glenrothes Fife KY6 3PW

Applicant: Mr & Mrs Ian & Fatima Johnston 24 Cardean Way Glenrothes KY6 3PW

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of two storey extension to rear of dwellinghouse

Location: 2 Beechwood Park Glenrothes Fife KY7 6GG

Applicant: Mr Ather Ali 2 Beechwood Park Glenrothes KY7 6GG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. For the avoidance of doubt, no clear-glazed windows shall be installed in the first floor west-facing or south-facing elevations of the approved extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. In the interest of residential amenity; to mitigate direct overlooking to neighbouring rear garden areas.

66 **Application No:** 20/03207/CLP

Date Decision Issued: 09/03/2021

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (proposed) for formation of mezzanine within industrial building to form additional offices

Location: Unit 1 Whitworth Road Glenrothes Fife KY6 2TF

Applicant: Utility ROV Services Ltd 1 Whitworth Road Southfield Industrial Estate Glenrothes UK KY6 2TF

Agent: Sarah Brown Slorach Wood Architects The Station Masters Office Station Road South Queensferry UK EH30 9JP

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Listed Building Consent for internal and external alterations to form two dwellinghouses including installation of doors and windows, solar panels, rainwater goods, vents, formation of ramps and repairs to stonework/roof

Location: Kinglassie Clinic 34 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Mr Phil Gordon 312 Ritchie Park, Johnstone, United Kingdom PA5 8JN

Agent: Michael Paul Roy 10 Bowhill View Cardenden Scotland KY5 0NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF ANY DOUBT , the approved windows shall be timber framed vertically sliding sash and case type, with through astragals to match the existing windows and traditionally constructed and painted white or another colour agreed in writing with this Planning Authority
2. Details of the external paint/stain/colour finish of the doors, windows, fencing and access ramps hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
3. All repairs to the stone work of the listed building and walls shall use a traditional mortar mix consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of existing traditional windows is maintained.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the listed building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from clinic (Class 2) and public library (Class 10) to form two dwellinghouses (Class 9)

Location: Kinglassie Clinic 34 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Mr Phil Gordon 312 Ritchie Park Johnstone United Kingdom PA5 8JN

Agent: Michael Paul Roy 10 Bowhill View Cardenden Scotland KY5 0np

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of the external paint/stain/colour finish of the doors, windows, fencing and access ramps hereby approved shall be submitted for approval in writing by this Planning Authority BEFORE ANY WORK STARTS ON SITE. Thereafter the development shall be carried out in accordance with these approved details.
2. All repairs to the stone work of the listed building and walls shall use a traditional mortar mix consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
3. BEFORE THE DEVELOPMENT IS OCCUPIED four off-street parking spaces (two per unit) shall be provided within the site in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such for the lifetime of the development.
4. BEFORE THE DEVELOPMENT IS OCCUPIED, the approved alterations to the boundary wall to the front shall be carried out, as detailed on the approved drawings.
5. FOR THE AVOIDANCE OF ANY DOUBT , the approved windows shall be timber framed vertically sliding sash and case type, with through astragals to match the existing windows and traditionally constructed and painted white or another colour agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of existing traditional windows is maintained.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. To ensure adequate provision of off-street car parking.
5. In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.

Ward: Howe Of Fife And Tay Coast
Proposal: Section 42 application to extend operational life of Clatchard Quarry until 2031 to complete extraction of consented reserves and permit final restoration (amendment to conditions 2, 3 and 18 of planning permission 06/04223/EEIA)
Location: Clatchard Quarry Denmylne Den Of Lindores Cupar Fife KY14 6JJ
Applicant: Breedon Northern Ltd Ethiebeaton Quarry Kingennie Monifieth Angus UK DD5 3RB
Agent: William Booth 1 Sinclairs Street Dunblane UK FK15 0AH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. On completion of the development hereby approved, you are required to submit written notification of this to Fife Council as Planning Authority as soon as practicably possible.
2. Except with reference to the conditions noted below the operational and mitigation measures including extraction, blasting, access, landscaping, hydrology etc. shall be fully implemented in accordance with the measures specified in the Environmental Statement and plans accompanying planning permission 06/04223/EEIA. The phasing of the development shall accord to that detailed in the drawings "Figure 3 Quarry Development Plan Phase 2B", "Figure 4 Quarry Development Plan Phase 2C", and "Figure 5 Quarry Development Plan Phase 3" hereby approved.
3. All extraction on site shall cease and the site shall be wholly restored on or before 30 September 2031. If extraction is completed more than 12 months before this date, restoration shall be completed within 12 months of the cessation of extraction in full compliance with the restoration proposals specified in Condition 18 and the supplementary information submitted by the applicant, including the drawing "Figure 6A Restoration Plan" hereby approved.
4. The hours of operation of plant and equipment associated with the extraction, processing and transport of hard rock shall be restricted to Monday to Friday 6.00 to 19.00 and 6.00 to 12.30pm on a Saturday with the exception of the asphalt coating plant and associated operations relating to the asphalt coating plant. For the avoidance of doubt, with the exception of the asphalt coating plant and associated operations relating to the asphalt coating plant, no other operations shall take place on Sundays, other than routine maintenance of plant and machinery.
5. With the exception of soil stripping, blasting and drilling operations, which shall comply with the provisions of PAN50 'Controlling The Effects of Surface Mineral Workings' (1996) and its associated Annexes, as specified in the submitted EIA 'Planning and Environmental Statement' (produced December 2006), the rating of noise levels emitted from this site shall not exceed by more than 10dB(A) the background noise level, measured or calculated at any existing noise sensitive property. The background noise level shall be determined in accordance with BS4142:1997.
6. Where drilling is being carried out in unison with other normal mineral extraction operations, the following noise levels shall not be exceeded at the following properties: Bethune Cottage 54dB LAeq 1 hour; Primary School/Dunvegan 51dB LAeq 1 hour; and Ormiston 54dB LAeq 1 hour.
7. The noise monitoring scheme approved by Fife Council as Planning Authority following the grant of planning permission 06/04223/EEIA shall be adhered to for the life of the planning permission hereby granted, unless otherwise agreed in writing by Fife Council as Planning Authority.
8. White noise reversing systems shall be used on all vehicles operating at the site and all vehicles shall be maintained and operated to comply with manufacturers specifications.
9. The maximum ground vibration for blasting at any nearby existing vibration sensitive property shall be of peak particle velocity of 6mm/sec in 95% confidence level of any consecutive block of 20 blasts with no individual blast exceeding a peak particle velocity of 8mm/sec. The measurement shall be to the maximum of 3 mutually perpendicular directions taken at the ground surface.
10. Blasting shall only be carried out between the hours of 12.30 and 13.30 Mondays, Wednesdays and Fridays only except in exceptional circumstances which shall be notified to and agreed by Fife Council as Planning Authority prior to the blasting taking place.

11. The scheme for monitoring blasting vibration agreed by Fife Council as Planning Authority following the grant of planning permission 06/04223/EEIA shall be adhered to for the life of the planning permission hereby granted, unless otherwise agreed in writing by Fife Council as Planning Authority. Records should be kept of all blast noise monitoring together with any complaints which may be received. The records should be kept readily available for inspection if required.
12. A notice shall be supplied to the council in the form of a facsimile message to the appropriate enforcement officer responsible for the Newburgh area giving at least 48 hours advance warning of the dates and times of blasting throughout the lifetime of the quarry unless otherwise agreed in writing with Development Services. Site notices shall be displayed in positions and times to be agreed with Development Services giving warning to the public of blasting times.
13. The best industry guidance shall be adopted to reduce the effects of air over pressure on any noise sensitive building or structures; the details of the methods to be employed, as agreed in writing by Fife Council as Planning Authority following the grant of planning permission 06/04223/EEIA, shall be adhered to for the life of the planning permission hereby granted, unless otherwise agreed in writing by Fife Council as Planning Authority.
14. Dust control measures shall be operated in accordance with the provisions of the submitted Dust Assessment and mitigation measures specified in Section 11 of the Environmental Assessment approved by Fife Council as Planning Authority as part of planning permission 06/04223/EEIA.
15. The operator shall carry out a visual assessment of dust emissions on a daily basis. Details of all visual assessments shall be recorded in a log book kept on site which will include date, time and wind direction, observations and identification of observer. If extreme adverse conditions are experienced the operator shall temporarily cease all dust causing activities that give rise to concern.
16. The dust monitoring scheme agreed in writing by Fife Council as Planning Authority following the grant of planning permission 06/04223/EEIA shall be adhered to for the life of the planning permission hereby granted, unless otherwise agreed in writing by Fife Council as Planning Authority.
17. Records shall be kept of all air quality monitoring together with any complaints which may be received. The records should be kept readily available for inspection of required.
18. Restoration shall be carried out in accordance with the drawing "Figure 6A Restoration Plan" hereby approved and in accordance with condition 2 above.
19. Vehicular access to the site from the public road shall only be via the existing junction on the A913.
20. Visibility splays 6m by 210 metres shall be formed at the junction of the quarry access road and the A913 in so far as lies within the applicant's control.
21. The extraction and exportation of material from the site shall not exceed 300,000 tonnes per annum, unless with the prior written agreement of Fife Council as Planning Authority.

Reason(s):

1. In order to comply with the terms of The Town and Country Planning (Scotland) Act 1997 as amended by Sections 27A and 27B of the Planning etc. (Scotland) Act 2006.
2. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
3. To ensure any variation occurs within planning control.
4. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
5. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
6. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
7. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
8. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
9. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
10. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
11. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
12. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.

13. In the interests of residential amenity and the quiet enjoyment of the neighbourhood.
14. In order to protect the amenity of adjoining and nearby residents.
15. In order to protect the amenity of adjoining and nearby residents.
16. A dust monitoring scheme shall be submitted to Fife Council. The dust monitoring scheme shall be agreed in writing by Fife Council and implemented prior to the commencement of work on the proposed quarry extension works. The scheme shall ensure that routine sampling is undertaken relevant to downwind potential receptors, including Bethune Cottage and that records are kept and made available to the Council on a regular basis.
17. In order to protect the amenity of adjoining and nearby residents.
18. In the interests of visual amenity; and to ensure a satisfactory standard of local environmental quality.
19. In the interests of road safety; to ensure an acceptable access location in relation to the existing road system.
20. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular crossing to the site and the public road.
21. In the interests of road safety; and to maintain appropriate control over the traffic generated from the proposed use.

Ward: Howe Of Fife And Tay Coast
Proposal: Demolition of existing dwellinghouse and erection of replacement dwellinghouse
Location: Hillview Cottage Wester Kinsleith Luthrie Cupar Fife KY15 4NX
Applicant: Carphin Partners Ltd Starrbank House Luthrie Cupar Scotland KY15 4NZ
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. Prior to the occupation of the dwellinghouse hereby approved, off-street parking shall be provided within the curtilage of the site and be made available for use for the purposes of off-street parking, in accordance with currently Fife Council Transportation Development Guidelines
2. Prior to any works commencing on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of commencement of this consent. For the avoidance of doubt only native species shall be used as part of the landscaping scheme. All planting carried out on site shall be maintained by the applicant 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.
3. Prior to the development being occupied, compensatory bat roost boxes and slates as detail on approved plan 04A (Proposed floor and roof plan) shall be installed and retained for the lifetime of the development.
4. No works shall be undertaken which would in any way impinge or obstruct Core Path P212/02 adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority.
5. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

6. Before any development commences on site, a revised elevation showing the location of the proposed air source heat pump shall be provided for written approval of Fife Council as planning authority. Once approved, the air source heat pump shall be installed on site prior to the development being occupied.

Reason(s):

1. In the interest of road safety; to ensure an adequate provision of off-street parking is provided.
2. In the interest of visual amenity and biodiversity enhancement; to ensure the development blends in with the surrounding countryside environment and opportunities for biodiversity enhancement are incorporated into the development.
3. In the interest of protecting protected species; to ensure compensatory bat roosts are provided.

4. In the interest of protecting existing public access routes; to ensure the Core Path is not impeded.
5. In the interests of safely developing potentially contaminated land; to ensure all potential contamination is dealt with.
6. In the interest of residential and visual amenity; to ensure the location of the air source heat pump is appropriate.

71 **Application No:** 20/03027/LBC

Date Decision Issued: 04/03/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for erection of boundary wall and gate

Location: Maspie Cottage Mill Wynd Falkland Cupar Fife KY15 7BT

Applicant: Mr Daniel Aitkenhead Maspie Cottage Mill Wynd Falkland Cupar Fife KY15 7BT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework with a traditional mortar mix to be used consisting of lime and aggregate (no cement) and constructed by a time served stonemason.

Reason(s):

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

72 **Application No:** 20/03028/FULL **Date Decision Issued:** 04/03/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of boundary wall and gate

Location: Maspie Cottage Mill Wynd Falkland Cupar Fife KY15 7BT

Applicant: Mr Daniel Aitkenhead Maspie Cottage Mill Wynd Falkland Cupar Fife KY15 7BT

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

Application Permitted - no conditions

73 **Application No:** 21/00070/ADV

Date Decision Issued: 08/03/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Display of externally illuminated fascia sign, externally illuminated freestanding sign, 2no externally illuminated information signs

Location: The Abbey Inn Cupar Road Newburgh Cupar Fife KY14 6EZ

Applicant: Hawthorn Leisure Ltd Hawthorn Leisure Ltd Marston Green Birmingham United Kingdom B37 7HG

Agent: Andy Beetham SR Signs Wortley Moor Lane Leeds England LS12 4HX

Application Permitted - no conditions

74 **Application No:** 21/00072/LBC

Date Decision Issued: 08/03/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for painting of window sills and installation of signage

Location: The Abbey Inn Cupar Road Newburgh Cupar Fife KY14 6EZ

Applicant: Hawthorn Leisure Ltd Hawthorn Leisure Ltd Pinewood Business Park Coleshill Road Marston Green Birmingham England B37 7HG

Agent: Andy Beetham SR Signs Wortley Moor Lane Leeds England LS12 4HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF WORKS, details of the paint and colour (RAL/BS) are to be submitted for the written approval of the planning authority prior to the commencement of the works and the works shall thereafter be carried out in accordance with the approved details. FOR THE AVOIDANCE OF DOUBT, the window sills are to be painted with a mineral based paint.

Reason(s):

1. In the interest of protecting the character and integrity of the listed building.

75 **Application No:** 21/00274/FULL **Date Decision Issued:** 12/03/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Repainting of front facade of flatted dwelling (retrospective)

Location: 38 High Street Newburgh Cupar Fife KY14 6AQ

Applicant: Ms Pamela MacGregor 40/1, 40/2, 40/3, 40/4 38 High Street Newburgh
Scotland KY14 6AQ

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

Application Permitted - no conditions

76 **Application No:** 20/03140/FULL **Date Decision Issued:** 22/02/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey extension to front of dwellinghouse

Location: Shore House 19 Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

Applicant: Mr Dan MacDonald 19 Ferry Road North Queensferry Inverkeithing Scotland
KY11 1HW

Agent: Lee Fotheringham Studio 01 Erskine House Commerce Street Arbroath
Scotland DD11 1WB

Application Permitted - no conditions

77 **Application No:** 20/01514/LBC

Date Decision Issued: 08/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for internal and external alterations including installation of ventilation system (part internal works already carried out)

Location: Rosebery House 9 King Street Inverkeithing Fife KY11 1NB

Applicant: Mr William Smyth Roseberry House 9 King Street Inverkeithing Scotland KY11 1NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of the type, specification and colour of the extraction grille/flue shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DWELLINGHOUSE, HEREBY APPROVED, IS OCCUPIED. For the avoidance of doubt; the extraction grille/flue shall be of a colour which matches the existing stone finish as closely as possible and these details shall include a photograph or drawing which shows the exact location of the extract grille/flue.

Reason(s):

1. In the interests of visual amenity and to preserve the character of the surrounding Inverkeithing Conservation Area and this Category B Listed building.

78 **Application No:** 20/01526/FULL

Date Decision Issued: 08/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of balcony and installation of balustrade to rear of dwellinghouse

Location: Dun Eideann 1A Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: Mr James Brooks 1A Seaside Place Aberdour KY3 0TX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the approved 1.8m high obscure glazed screen on the west elevation of the balcony area, as detailed on the approved plans, shall be installed prior to the balcony coming into use, and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity, to prevent direct overlooking to the nearest rear elevation windows, doors and garden ground of No. 1 immediately to the south-west side of the site.

79 **Application No:** 20/03037/FULL **Date Decision Issued:** 08/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension and new dormer to rear of dwellinghouse with raised terraced areas

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

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

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

Application Permitted - no conditions

80 **Application No:** 21/00084/FULL **Date Decision Issued:** 08/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of 2-storey extension to front and side of dwellinghouse

Location: 36 Ross Avenue Dalgety Bay Dunfermline Fife KY11 9YN

Applicant: Mr Iain Freeman 36 Ross Avenue Dalgety Bay Dunfermline Fife KY11 9YN

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

Application Permitted - no conditions

81 **Application No:** 21/00116/FULL **Date Decision Issued:** 08/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension with associated external staircase to rear of dwellinghouse

Location: 17 Manse Place Inverkeithing Fife KY11 1AZ

Applicant: Ms Margaret Robertson 17 Manse Place Inverkeithing Fife KY11 1AZ

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

Application Permitted - no conditions

82 **Application No:** 21/00312/CLP

Date Decision Issued: 15/03/2021

Ward: Inverkeithing And Dalgety Bay

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

Location: 35 Frankfield Place Dalgety Bay Dunfermline Fife KY11 9LR

Applicant: Mr G Lloyd 35 Frankfield Place Dalgety Bay United Kingdom KY11 9LR

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

Application Permitted - no conditions

83 **Application No:** 21/00061/FULL **Date Decision Issued:** 17/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of raised balcony to rear of dwellinghouse

Location: 1 Scotsmill Place Hillend Dunfermline Fife KY11 9GN

Applicant: Mr Adrian Lindsay 1 Scotsmill Place Hillend Dunfermline Fife KY11 9GN

Agent: George Gibson Wunsun 3A Manse Lane Burntisland Scotland KY30BJ

Application Permitted - no conditions

84 **Application No:** 21/00313/FULL **Date Decision Issued:** 17/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: One and a half storey extension to side and rear of dwellinghouse

Location: 9 Dovecot Park Aberdour Burntisland Fife KY3 0TA

Applicant: Mrs Elizabeth Pearston 9 Dovecot Park Aberdour Burntisland Fife KY3 0TA

Agent: Adrian Neville 12 Post Office Lane North Queensferry Fife KY11 1JP

Application Permitted - no conditions

85 **Application No:** 21/00229/ADV

Date Decision Issued: 18/03/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of 13 No. internally illuminated and non illuminated signs

Location: Land To North East Of Ridge Way Hillend Industrial Park Dalgety Bay Fife

Applicant: Cuppacoff Sc Limited 34-36 London Road Wembley Middlesex England HA9 7EX

Agent: Kamlesh Singh Fitted Rigging House The Historic Dockyard Chatham England ME4 4TZ

Application Permitted - no conditions

86 **Application No:** 21/00064/FULL **Date Decision Issued:** 23/02/2021

Ward: Kirkcaldy Central

Proposal: Installation and re-positioning of external doors (retrospective)

Location: 70 David Street Kirkcaldy Fife KY1 1XB

Applicant: Mr Kevin Wallace 70 David Street ground floor & basement Kirkcaldy Scotland
KY1 1XB

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

Application Permitted - no conditions

87 **Application No:** 21/00148/FULL **Date Decision Issued:** 11/03/2021

Ward: Kirkcaldy Central

Proposal: Erection of domestic outbuilding

Location: 24 Asquith Street Kirkcaldy Fife KY1 1PW

Applicant: Mr Colin Grandison 24 Asquith Street Kirkcaldy Fife KY1 1PW

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

Application Permitted - no conditions

88 **Application No:** 20/03202/LBC

Date Decision Issued: 12/03/2021

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of replacement glazed screen and alterations to existing glazed screen

Location: Sheriff Court House Whytescauseway Kirkcaldy Fife KY1 1XQ

Applicant: Scottish Courts And Tribunals Service Saughton House Broomhouse Drive
Edinburgh United Kingdom EH11 3XD

Agent: Michael Laurie 70 Priestfield Road Edinburgh Midlothian EH16 5JB

Application Permitted - no conditions

89 **Application No:** 20/03203/FULL **Date Decision Issued:** 12/03/2021

Ward: Kirkcaldy Central

Proposal: Installation of replacement glazed screen and alterations to existing glazed screen

Location: Sheriff Court House Whytescauseway Kirkcaldy Fife KY1 1XQ

Applicant: Scottish Courts And Tribunals Service Saughton House Broomhouse Drive
Edinburgh United Kingdom EH11 3XD

Agent: Michael Laurie 70 Priestfield Road Edinburgh Midlothian EH16 5JB

Application Permitted - no conditions

90 **Application No:** 20/02842/LBC

Date Decision Issued: 17/03/2021

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of awning, fascia sign and downlighting

Location: 71 Whytehouse Mansions High Street Kirkcaldy Fife KY1 1LN

Applicant: Mr Tom Mitchell The Farmhouse Clentrie Farm Auchtertool UK KY3 9HX

Agent:

Application Permitted - no conditions

91 **Application No:** 20/02974/FULL **Date Decision Issued:** 17/03/2021

Ward: Kirkcaldy Central

Proposal: Alterations to shopfront including installation of awning, signage, lighting and painting of exterior

Location: 71 Whytehouse Mansions High Street Kirkcaldy Fife KY1 1LN

Applicant: Mr Tom Mitchell The Farmhouse Clentrie Farm Auchtertool UK KY2 5XG

Agent:

Application Permitted - no conditions

92 **Application No:** 20/03197/LBC

Date Decision Issued: 22/02/2021

Ward: Kirkcaldy East

Proposal: Listed Building Consent for the installation of a replacement roof, door and rainwater goods, blocking up of openings, repairs to façade and internal alterations including removal of the storage tanks and repairs to the floor

Location: Robert Hutchinson Ltd East Bridge Mills The Path Kirkcaldy Fife KY1 2SR

Applicant: Carr's Flour Mills Ltd Carr's Flour Mills Ltd East Bridge, Kirkcaldy Fife Scotland KY1 2SR

Agent: Paul Harkin Fletcher Joseph Associates 5 Millar Place Edinburgh Scotland EH10 5HJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, a sample or specification of the proposed roof slates shall be submitted for the written approval of this Planning Authority.

Reason(s):

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

93 **Application No:** 21/00079/FULL

Date Decision Issued: 26/02/2021

Ward: Kirkcaldy East

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Roomlin Gardens Kirkcaldy Fife KY1 3BQ

Applicant: Miss Dawn Balfour 1 Roomlin Gardens Kirkcaldy Fife KY1 3BQ

Agent:

Application Permitted - no conditions

94 **Application No:** 21/00174/CLP

Date Decision Issued: 18/03/2021

Ward: Kirkcaldy East

Proposal: Certificate of Lawfulness for alterations to warehouse including recladding of walls and roof and formation of new windows and doors.

Location: QAS Copak Mitchelston Industrial Estate Mitchelston Drive Kirkcaldy Fife KY1 3NB

Applicant: QAS Copak Ltd Mitchelston Drive Mitchelston Industrial Estate Kirkcaldy Fife Scotland KY1 3NF

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

Application Permitted - no conditions

95 **Application No:** 21/00462/CLP

Date Decision Issued: 02/03/2021

Ward: Kirkcaldy North

Proposal: Certificate of Lawfulness - Proposed for conversion of garage to habitable room and amendment of door to window

Location: 78 Dothan Road Kirkcaldy Fife KY2 6GZ

Applicant: Mr Shaun King 78 Dothan Road Kirkcaldy Scotland KY2 6GZ

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

Application Permitted - no conditions

96 **Application No:** 20/03125/ADV

Date Decision Issued: 08/03/2021

Ward: Kirkcaldy North

Proposal: Display of various illuminated and non-illuminated signage

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

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

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

Application Permitted - no conditions

97 **Application No:** 21/00134/FULL

Date Decision Issued: 12/03/2021

Ward: Kirkcaldy North

Proposal: Single storey extension to side of dwellinghouse incorporating alterations to existing garage roof and replacement roof on existing conservatory

Location: 3 Muirfield Street Kirkcaldy Fife KY2 6SY

Applicant: Mr Mrs Galloway 3 Muirfield Street Kirkcaldy Scotland KY2 6SY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

98 **Application No:** 20/03292/FULL **Date Decision Issued:** 01/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey side and rear extension

Location: 14 Toll Court Lundin Links Leven Fife KY8 6HH

Applicant: Ms Suzanne Cargill 14 Toll Court Lundin Links Leven Fife KY8 6HH

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

99 **Application No:** 21/00563/CLP **Date Decision Issued:** 10/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse and installation of 2 No. windows to side and rear

Location: 14 Earl Haig Avenue Leven Fife KY8 4EE

Applicant: Ms Christine Russell 14 Earl Haig Avenue Leven Scotland KY8 4EE

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

Application Permitted - no conditions

100Application No: 20/03254/ADV

Date Decision Issued: 15/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Display of various signage

Location: Starbucks 1A Riverside Retail Park Riverside Road Leven Fife

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

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

Application Permitted - no conditions

101 **Application No:** 21/00094/FULL **Date Decision Issued:** 15/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 East Drive Upper Largo Leven Fife KY8 6EZ

Applicant: Miss A Ireland 8 East Drive Upper Largo Leven Fife KY8 6EZ

Agent: Elena Usabiaga 17 Claremont Bank Edinburgh United Kingdom EH7 4DR

Application Permitted - no conditions

102Application No: 20/03064/FULL

Date Decision Issued: 16/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Alter existing window to create a "Paris" balcony with glass balustrade

Location: 1 Gillies Court Upper Largo Leven Fife KY8 6HA

Applicant: Ms Sandie Anderson 1 Gillies Court Upper Largo Leven United Kingdom KY8 6AH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such. Astragals should be no wider than 22mm with no visible trickle vent detail.

Reason(s):

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

103 **Application No:** 21/00132/FULL

Date Decision Issued: 17/03/2021

Ward: Leven, Kennoway And Largo

Proposal: Two storey extension to rear of dwellinghouse

Location: 16 Pentland View Kennoway Leven Fife KY8 5TY

Applicant: Mr Callum Small 16 Pentland View Kennoway Fife KY8 5TY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT AND BEFORE THE DEVELOPMENT IS OCCUPIED, three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Management Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

104 **Application No:** 21/00663/CLP

Date Decision Issued: 17/03/2021

Ward: Leven, Kennoway And Largo

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

Location: St Agathas School Lodge Park Drive Leven Fife KY8 5BL

Applicant: Mrs L McAllister St Agathas School Lodge Park Drive Leven UK KY8 5BL

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

Application Permitted - no conditions

105 **Application No:** 21/00152/FULL

Date Decision Issued: 05/03/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of domestic outbuilding to rear of dwellinghouse

Location: 14 Geatons Road Lochgelly Fife KY5 9HR

Applicant: Mr James Searle 14 Geatons Road Lochgelly KY5 9HR

Agent:

Application Permitted - no conditions

106 **Application No:** 21/00172/FULL

Date Decision Issued: 05/03/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Alterations to shopfront

Location: 60 Lochleven Road Lochore Lochgelly Fife KY5 8DA

Applicant: Barrie Dear Ltd. T/a Dears Pharmacy 67 Bank Street Lochgelly KY5 9QN

Agent: Charlie McCudden 15 Grange Road Burntisland KY3 0HH

Application Permitted - no conditions

107 **Application No:** 20/02317/FULL

Date Decision Issued: 08/03/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Installation of 4no. floodlights and realignment of existing floodlights

Location: Moorside Park Dundonald Park Dundonald Cardenden Fife

Applicant: Mr Allan Halliday Moorside Park Dundonald Park Cardenden Scotland KY5
ODG

Agent:

Application Permitted - no conditions

108 **Application No:** 20/03195/CLE

Date Decision Issued: 08/03/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (Existing) for formation of agricultural access road

Location: Clandon House Cluny Kirkcaldy Fife KY2 6QS

Applicant: RM Brown & Son Skeddoway Farm Strathore Kirkcaldy Scotland KY1 4DQ

Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

109 **Application No:** 21/00532/CLE

Date Decision Issued: 18/03/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of lawfulness (existing) for formation of hardstanding

Location: 38A Rosewell Drive Lochore Lochgelly Fife KY5 8DR

Applicant: Mr Thomas Temperley 38A Rosewell Drive Lochore Lochgelly Fife KY5 8DR

Agent:

Application Permitted - no conditions

Ward: Rosyth
Proposal: Single storey extension and raised deck to rear of dwellinghouse (part retrospective)
Location: 18 Hillwood Terrace Rosyth Dunfermline Fife KY11 2DJ
Applicant: Ms Susan Fleming 18 Hillwood Terrace Rosyth KY11 2DJ
Agent: Calum McDonald Linburn House 19 Afton Grove Dunfermline KY11 4LE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Details of a 1.8m high privacy screen along the 2.2m depth of the west elevation of the approved raised deck shall be submitted for approval to this Planning Authority and shall be approved and installed prior to the raised deck coming into use, and retained in place as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of residential amenity; to mitigate direct overlooking to the rear elevation window of No. 16 to the north side of the site.

111 **Application No:** 21/00065/FULL

Date Decision Issued: 11/03/2021

Ward: Rosyth

Proposal: Single storey extension to side/rear of dwellinghouse

Location: 6 Brucehaven Crescent Limekilns Dunfermline Fife KY11 3JJ

Applicant: Mr Gary Heaney 6 Brucehaven Crescent Limekilns KY11 3JJ

Agent: Ross McIlvean 62 Bennachie Way Dunfermline KY11 8JA

Application Permitted - no conditions

Ward: Rosyth
Proposal: Change of use from vacant building (Class 10) to 4 flatted dwellings (Sui Generis), 1 no. retail unit (Class 1) and office space (Class 2) and external alterations including installation of windows, doors and rooflights
Location: 153 Admiralty Road Rosyth Dunfermline Fife KY11 2BP
Applicant: Mr Mohammed Saleem 49 Albion Road Edinburgh Scotland EH8 9UL
Agent: Bill Murray 97 Giles Street Leith EDINBURGH United Kingdom EH6 6BZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The recommended noise attenuation measures as contained within section 5 of the approved noise impact assessment report (Plan Reference 13) shall be installed BEFORE THE FLATTED DWELLINGS, HEREBY APPROVED, ARE OCCUPIED and maintained and retained as such for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE; details of the specification and colour of all proposed external finishes including details relating to the blocking up of the remainder of the existing front access doorway shall be submitted to and approved in writing by Fife Council as Planning Authority. The development shall, thereafter, be carried out in accordance with these approved details.
3. The hours of operation of the retail unit, hereby approved, shall be restricted to between 7 am and 10 pm, Monday to Sunday unless otherwise agreed in writing with Fife Council as Planning Authority.
4. No deliveries to or dispatches from the offices and retail unit, hereby approved, shall take place outside the hours of 8 am and 8 pm Monday to Friday and 8 am and 4 pm on Saturday with no deliveries on Sundays or Bank Holidays.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) (or any Order revoking and re-enacting that Order) no development within Class 9A (The extension or alteration of a shop or financial or professional services establishment) shall be undertaken without the express prior consent of this Planning Authority.
6. The demolition of part of the rear building as shown on the approved proposed ground floor plan (Plan Reference 06D) shall be carried out before the, hereby approved, offices and retail unit are brought into use.

Reason(s):

1. In the interests of safeguarding the residential amenity of any potential occupants of the, hereby approved, flatted dwellings.
2. In the interests of visual amenity; to ensure that the external finishing materials are visually in keeping with the existing building.
3. In order to retain proper control over the use of the development and to safeguard the residential amenity of the surrounding area.
4. In order to retain proper control over the use of the development and to safeguard the residential amenity of the surrounding area.
5. In order to retain proper control over the development and to safeguard the amenity of the surrounding area.
6. In order to retain proper control over the development and to ensure that the increase in space of the rear service area is secured.

113 **Application No:** 20/03206/FULL

Date Decision Issued: 22/02/2021

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse, replacement porch and erection of detached garage with associated domestic kennel and store room

Location: The Haining 1 Strathkinness High Road St Andrews Fife KY16 9UA

Applicant: Mr and Mrs P Cook The Haining 1 Strathkinness High Road St Andrews Scotland KY16 9UA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, the following material specifications shall be provided,
 - Timber cladding - type, external finish and colour
 - Window frame colour

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

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

Ward: St. Andrews
Proposal: Single storey extension to side of dwellinghouse
Location: Anchorage Cottage Denhead St Andrews Fife KY16 8PB
Applicant: Mr & Mrs D Kay The Anchorage Denhead St Andrews UK KY16 8PB
Agent: Nicola Donaldson Meadow Bank Balgarvie Road Cupar United Kingdom KY15 4AJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON THE EXTENSION, visibility splays of 2 metres by 43 metres in both directions at the junction between the proposed parking bays and the existing road as shown on approved drawings 3A and 6 shall be provided. Thereafter these visibility splays shall be permanently maintained free from any obstructions exceeding a height of 1.0 metre above the adjacent road channel levels.
2. BEFORE THE EXTENSION IS BROUGHT INTO USE, 3 off-street parking spaces as shown on approved drawings 3A and 6 shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. BEFORE THE EXTENSION IS BROUGHT INTO USE, the existing vehicular access shall be permanently closed off and shall be re-instated as the 2.0 metre wide adopted grass road verge as shown on approved drawings 3A and 6 and be permanently maintained as such.
4. BEFORE WORKS COMMENCE ON THE EXTENSION, material specifications and details, including colour of the following shall be submitted for prior approval in writing by this Planning Authority,
 - Paving to vehicular access and parking area - if not porous to also include details on water run-off provision
 - Timber boundary fence and gate to parking area (including planting of climbers to front)

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

Reason(s):

1. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
2. To ensure adequate provision of off-street car parking.
3. To reserve the rights of the Planning Authority with respect to this detail.
4. In the interests of safeguarding visual and residential amenity and local environmental quality.

115 **Application No:** 20/03030/LBC

Date Decision Issued: 25/02/2021

Ward: St. Andrews

Proposal: Listed Building Consent for the sub-division of 2 holiday let apartments to form 3 holiday let apartments

Location: 24 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Old Course Limited Hamilton Grand 21 Golf Place St Andrews Uk KY16 9JA

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

Application Permitted - no conditions

116 **Application No:** 20/03033/FULL

Date Decision Issued: 25/02/2021

Ward: St. Andrews

Proposal: Sub-division of 2 holiday let apartments to form 3 holiday let apartments

Location: 24 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Old Course Limited Hamilton Grand 24 21 Golf Place St Andrews UK KY16 9JA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hotel/guest accommodation within the development hereby approved shall be solely for use as holiday apartments, ancillary leisure facilities, and associated catering/conference facilities. FOR THE AVOIDANCE OF ANY DOUBT, the apartments shall not be occupied as a person's sole or main place of residence.

Reason(s):

1. To enable the Planning Authority to retain control over the use of the building and in order to ensure the occupation of the building remains compliant with the tourism policy of the Development Plan.

117 **Application No:** 20/03096/FULL

Date Decision Issued: 25/02/2021

Ward: St. Andrews

Proposal: Change of Use from flatted dwelling (Sui Generis) to short-term holiday accommodation (in retrospect)

Location: 25A Murray Park St Andrews Fife KY16 9AW

Applicant: Mr and Mrs Henriksen 25A Murray Park St Andrews UK KY16 9AW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the next use of the short-term holiday let accommodation hereby approved, a noise management plan which details potential residential amenity noise risks, how these risks shall be mitigated, how hirers shall be made aware of potential risks and how complaints shall be dealt with, shall be submitted to Fife Council as Planning Authority for consideration. Once approved, all hirers shall be made aware of the approved noise management plan and potential residential amenity noise impacts on neighbouring properties.

Reason(s):

1. In the interests of protecting existing levels of residential amenity; to ensure potential noise impacts are kept to a minimum.

118 **Application No:** 20/03239/FULL

Date Decision Issued: 25/02/2021

Ward: St. Andrews

Proposal: Installation of replacement conservatory roof

Location: 1 Middlesshade Road St Andrews Fife KY16 9NA

Applicant: Mr N Halliwell 1 Middlesshade Road St Andrews Scotland KY16 9NA

Agent: Ross Jeffrey CR Smith Glaziers (Dunfermline) Ltd. Gardeners Street
Dunfermline Scotland KY12 0RN

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Single storey extension and conversion of existing integral garage including raising existing garage roofline and formation of balcony

Location: 2 Monksholm Farm Cottage Monksholm Kincaple St Andrews Fife KY16 9SJ

Applicant: Mrs Caroline Wyld Monksholm Farm Cottage 2 Strathkinness To Kincaple Road St Andrews Scotland KY16 9SJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self- contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a separate dwellinghouse. Furthermore the building shall not be used, let or rented or otherwise disposed of other than as part of the existing dwellinghouse.
2. The galvanised stainless steel balcony supports shall be painted a dark muted colour upon installation and shall be permanently maintained as such.
3. The new rooflights as shown on approved drawing 12 shall match the existing rooflights in type, design and colour unless otherwise agreed in writing with this Planning Authority BEFORE being installed on the extension.
4. FOR THE AVOIDANCE OF DOUBT, the existing stainless steel flue located on the north east gable wall shall be removed PRIOR to the new flue being installed.
5. BEFORE THE NEW FLUE IS INSTALLED , full specification details, including its type, diameter, height and colour shall be submitted for PRIOR approval in writing by this Planning Authority.

Thereafter the flue shall be installed in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional separate dwellinghouse.
2. In the interests of safeguarding visual amenity.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests of safeguarding visual amenity.
5. To reserve the rights of the Planning Authority with respect to these details.

Ward: St. Andrews

Proposal: Alterations and extension including 2 storey extension, erection of replacement garage and installation of new windows and doors

Location: 44 Buchanan Gardens St Andrews Fife KY16 9LX

Applicant: Mr Alex Room 44 Buchanan Gardens St. Andrews UK KY16 9LX

Agent: David Hill 32 Millbank Cupar UK KY15 5DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS START ON SITE; the developer shall submit details showing the location and specification of the protective fencing to be used to safeguard the neighbour's tree(s) on the east boundary during development operations as identified on approved drawing number no 05A. This Planning Authority shall be formerly notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
2. No trees shall have roots or branches cut or lopped, topped, uprooted or removed, unless otherwise agreed in writing with this Planning Authority.
3. Both east facing first floor bedroom windows numbered 30 on approved drawing 08A shall be hinged and shall open as shown and shall be obscurely glazed upon installation and be permanently maintained as such.

Reason(s):

1. In order to ensure that no damage is caused to the neighbour's tree(s) during development operations and to ensure their long term viability.
2. In the interests of visual amenity; to ensure that important trees worthy of retention are satisfactorily protected before and during construction works.
3. In the interests of safeguarding residential amenity of neighbouring property.

Ward: St. Andrews
Proposal: Erection of storage unit (Class 6) with associated access and parking
Location: Land East Of St Andrews United Club Langlands Road St Andrews Fife
Applicant: Mr Brian Donaldson 45D South Street St Andrews Scotland KY16 9QR
Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first operations of the storage unit, there shall be 5 off-street parking spaces provided as shown on Drawing No. L(-)004_A (Planning Authority ref. 04 - PROPOSED SITE LAYOUT AND SITE SECTIONS) in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
2. For the lifetime of the development, no deliveries or pick ups shall take place at the storage unit outwith 08:00 and 16:30 Monday to Friday. No activity shall take place at the site on Saturdays and Sundays.
3. FOR THE AVOIDANCE OF DOUBT, the site shall be used solely for the purposes of a storage building (Class 6) as described in the approved Design and Access Statement (Planning Authority document ref. 05 - DESIGN AND ACCESS STATEMENT - REV 1). The use of the site for any other purpose, including another purpose in Class 6 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require to be the subject of a further planning application submitted to and approved by this Planning Authority.
4. The use of the site for storage (Class 6) shall be restricted to the current site owner and applicant, Mr Brian Donaldson, or employees or contractors thereof. In the event that the application site is transferred to another owner, occupier or business, the use of the land for storage shall cease immediately and all materials and equipment brought on to the site in connection with the storage use shall be removed.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of residential amenity; to ensure neighbouring properties are not exposed to adverse noise levels during the early morning, evening and weekend.
3. In order to define the terms of the consent in the interests of residential amenity as other Class 6 uses have not been considered through the assessment of this application.
4. In order to define the terms of the consent in the interests of residential amenity.

122Application No: 20/03165/LBC

Date Decision Issued: 03/03/2021

Ward: St. Andrews

Proposal: Listed building consent for internal alterations to flatted dwelling

Location: 29A South Street St Andrews Fife KY16 9QR

Applicant: Mr John Morton C/o Nicoll Russell Studios 111 King Street Broughty Ferry
Scotland DD5 1EL

Agent: Andrew Hutcheon 111 King Street Broughty Ferry Dundee Scotland DD5 1EL

Application Permitted - no conditions

123 **Application No:** 21/00025/LBC

Date Decision Issued: 08/03/2021

Ward: St. Andrews

Proposal: Listed building consent for display of new signage

Location: 197 South Street St Andrews Fife KY16 9EE

Applicant: Fisher & Donaldson Fisher & Donaldson Ceres Road Cupar Fife Scotland
KY15 5JT

Agent: Jackie Muir 341 Cambusnethan Street Wishaw North Lanarkshire United
Kingdom ML2 8PW

Application Permitted - no conditions

124 **Application No:** 21/00040/FULL

Date Decision Issued: 08/03/2021

Ward: St. Andrews

Proposal: Dormer extension to rear of dwellinghouse

Location: Pipeland Cottage Pipeland Farm Steadings St Andrews Fife KY16 8NL

Applicant: Mr Nathan Pearson Pipeland Cottage Pipeland Farm Steadings St Andrews Fife KY16 8NL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews

Proposal: Erection of temporary free standing external seating pods (Annually from October- May 2023)

Location: 31 - 33 South Street St Andrews Fife KY16 9QR

Applicant: Mr Owen Hazel 31-33 South Street St Andrews UK KY16 9QR

Agent: Alan Findlay 6 Ardenconnel Way Rhu Helensburgh United Kingdom G84 8LU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A gap of at least 2m between the seating pod structures and the edge of the footway must be maintained at all times.
2. The proposed seating pods shall be situated within the enclosed boundary as shown on Drawing No. 201 06 B (08A)
3. The development authorised by this permission shall be removed on or before 31st May 2023 and thereafter the land shall be reinstated to its former condition within one calendar month of the removal of the development.

Reason(s):

1. In the interest of pedestrian safety; to ensure the ease of passage and safety of pedestrians.
2. In the interest of pedestrian safety; to ensure that there is no obstruction to the free movement of pedestrians along the public footway.
3. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

126 **Application No:** 20/03232/FULL

Date Decision Issued: 12/03/2021

Ward: St. Andrews

Proposal: Erection of boundary fence and wall (in retrospect)

Location: 26 Lamond Drive St Andrews Fife KY16 8BE

Applicant: Lawson Thompson 205b South Street St Andrews Scotland KY16 9EF

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

Application Permitted - no conditions

127 **Application No:** 21/00071/FULL

Date Decision Issued: 12/03/2021

Ward: St. Andrews

Proposal: Installation of awning to shopfront

Location: 24 North Street St Andrews Fife KY16 9AQ

Applicant: Mr Hugh Blair Waddell Northpoint Cafe 24 North Street St Andrews United Kingdom KY169AQ

Agent:

Application Permitted with Conditions

Reason(s):

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

128 **Application No:** 21/00076/FULL

Date Decision Issued: 12/03/2021

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse

Location: West Grange Cottage Grange St Andrews Fife KY16 8LJ

Applicant: Mr Alistair Newton West Grange Cottage Grange St Andrews Fife KY16 8LJ

Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

129 **Application No:** 20/03291/FULL

Date Decision Issued: 15/03/2021

Ward: St. Andrews

Proposal: Single storey rear extension and formation of hardstanding to front of flatted dwelling

Location: 27 Boase Avenue St Andrews Fife KY16 8BX

Applicant: Mr & Mrs Willie Stewart 11 Lindsay Berwick Place Anstruther Scotland KY10 3YP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the extent of hardstanding for the parking areas shall be limited to that shown on approved drawing 02 with the remaining front garden to be left as soft landscaping unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of safeguarding visual amenity and local environmental quality.

130 **Application No:** 20/03302/FULL

Date Decision Issued: 16/03/2021

Ward: St. Andrews

Proposal: Replacement of existing summer house to rear garden

Location: Old Admiralty House 24 East Scores St Andrews Fife KY16 9BE

Applicant: Mr Michael Pollitt Old Admiralty House 24 East Scores St. Andrews United Kingdom KY16 9BE

Agent:

Application Permitted - no conditions

131 **Application No:** 21/00336/LBC

Date Decision Issued: 16/03/2021

Ward: St. Andrews

Proposal: Listed building consent for installation of awning to shopfront

Location: 24 North Street St Andrews Fife KY16 9AQ

Applicant: Mr Hugh Blair Waddell Northpoint Cafe 24 North Street St Andrews United Kingdom KY169AQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, if the existing timber awning box housing cannot be re-used, the new box housing shall be in timber and shall match the existing box housing in every respect, unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.

Reason(s):

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

132Application No: 21/00233/ADV

Date Decision Issued: 17/03/2021

Ward: St. Andrews

Proposal: Display of 1 no. illuminated fascia sign

Location: Rascals Bar 119 North Street St Andrews Fife KY16 9AD

Applicant: Mr Alexander Kirkbride 119 North St North St St Andrews Scotland KY16 9AD

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Planning permission in principle for conversion of bothy to dwellinghouse and erection of three dwellinghouses, with associated access and parking
Location: Fordelhill Farm Drumoig St Andrews Fife KY16 0BT
Applicant: Ms L Roberts 26 Kinnordy Terrace Dundee DD4 7NW
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished ground and building floor levels, new walls and fences and details of proposed landscape treatment and the phasing of development.
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs; for the avoidance of doubt, design and materials shall demonstrate that the development achieves the significant visual and environmental benefits required by criterion 3 of Policy 8.
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) Details of SuDS and appropriate documentation, including check certificates, in line with Fife Council's Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note.
 - (f) A landscaping scheme and supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018). The landscaping scheme shall indicate the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding. For the avoidance of doubt, proposals shall demonstrate that the development achieves the significant visual and environmental benefits required by criterion 3 of Policy 8, including compliance with the requirement for significant biodiversity uplift. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. Furthermore, 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.
 - (g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (h) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. The design of the dwellinghouses, converted bothy and extension and any garage or outbuildings to be submitted under the terms of Condition 1 above shall:
 - a) be a maximum of a two-storey construction for the three new dwellinghouses, a maximum of one-storey or room-in-the-roof for the Bothy and its extension, and maximum of one storey for any garages or outbuildings.
 - b) be of a design which reflects the prevailing architectural character of the locality in terms of form, scale, building layout, elevational details and finishing materials; and
 - c) use the following materials or ones of a similarly high design quality: slate or clay pantiles; natural stone, timber windows and doors.For the avoidance of doubt, design and materials shall be of high quality and demonstrate that the development achieves the significant visual and environmental benefits required by Criterion 3 of Policy 8 of the

Adopted FIFE Plan.

3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.
All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 3. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.
Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the 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.
6. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the access driveway in a forward gear. The turning area shall be formed out with the parking areas and shall be retained throughout the lifetime of the development.
7. Prior to the commencement of construction on site, visibility splays of 3m x 140m shall be provided to the left and to the right of the driveway access onto the A914 public classified road and maintained in perpetuity, clear of all obstructions exceeding 1.05 metre above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.
8. Prior to the occupation of the FIRST proposed dwellinghouse, the first three metre length of the driveway to the rear of the A914 public road shall be constructed in a paved material (not concrete slabs).
9. PRIOR TO THE COMMENCEMENT of development, a pre-start survey shall be undertaken by a suitably

qualified person(s) to ascertain the presence of or potential disturbance to bats as a protected species. The pre-start survey must identify any mitigation measurements and licencing requirements that are necessary both prior to commencement of development and during development operations, and must be submitted to this Planning Authority for prior written approval. No work on site shall commence until the Planning Authority has confirmed in writing that the measures as specified are acceptable. Thereafter the agreed mitigation measurements and licencing requirements shall be implemented in full, unless otherwise agreed in writing with the Planning Authority.

10. No building, demolition, tree works or vegetation clearance shall be carried out during the bird breeding season (defined as March to August inclusive) unless otherwise agreed in writing with Fife Council as Planning Authority and subject to bird surveys being undertaken by a suitably qualified person.
11. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
12. Prior to any unit being occupied, off-street parking shall be provided and made available for use within each plot, in accordance with current Transportation Development Management Guidelines and be retained for the lifetime of the development.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority
2. In the interests of visual amenity; to ensure the form of development is compatible with the surrounding development; in order to ensure the appropriate design for the setting of the site which is at a prominent location on higher ground when viewed from points of public vantage; and to comply with the requirement under criterion 3 of Policy 8 of the Adopted FIFEPlan for imaginative and sensitive re-use of the site, achieving significant visual and environmental benefits.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
9. In the interests of safeguarding and maintaining the natural habitat.
10. In the interests of species protection.
11. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
12. To ensure an adequate level of off-street parking is provided.

134 **Application No:** 20/03130/FULL

Date Decision Issued: 05/03/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

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

Applicant: Mr Gordon Hood Hawthorn Cottage Kirkton of Balmerino Newport on Tay
United Kingdom SS6 8SA

Agent: William Duncan 13 Waggon Road Crossford Dunfermline United Kingdom
KY12 8NP

Application Permitted - no conditions

135 **Application No:** 20/02784/FULL

Date Decision Issued: 09/03/2021

Ward: Tay Bridgehead

Proposal: Change of use from amenity land to form private parking area including formation of hardstanding (part retrospect)

Location: Hawthorn Cottage 37 Albert Street Tayport Fife DD6 9AT

Applicant: Mrs Kate Watt Hawthorn Cottage 37 Albert Street Tayport Fife DD6 9AT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the approved parking area, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing and the unadopted road/track and thereafter maintained for the life time of the development, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the unadopted road/track.

136 **Application No:** 21/00362/DPN

Date Decision Issued: 08/03/2021

Ward: Tay Bridgehead

Proposal: Prior Notification for Demolition of buildings.

Location: Fordelhill Farm Drumoig St Andrews Fife KY16 0BT

Applicant: Mr Gordon McKenzie The Farmhouse Fordelhill Farm Leuchars St. Andrews
United Kingdom KY16 0BT

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse
Location: Lesliedale 15 School Road Balmullo St Andrews Fife KY16 0BA
Applicant: Rev Dan O'Connor 15 School Road Balmullo Scotland KY16 0BA
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-

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

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

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;

(d) Fife Council's Low Carbon Sustainability Checklist for Planning Applications;

(e) 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.

(f) An AMS (Arboricultural Method Statement) and Tree Protection Plan which must detail where hand-digging may be required, whether a Construction Exclusion Zone (CEZ) is required, details of protective fencing, and details of how any low-impact foundation has been designed to ensure the protection of the RPA of any tree to be retained within the housing footprint. The details submitted shall include details of works to upgrade the existing access to the site with special reference to works affecting tree roots adjacent to and below the line of the proposed access.

(g) A scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding. These submitted details shall include a robust planting plan incorporating hedges and utilising native species and evidencing bio-diversity enhancement. The details shall include compensatory planting for the Category A and B trees to be felled. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.

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

2. The dwelling shall be a maximum of single storey and may include rooms in the roofspace, and shall be of a design which reflects the prevailing architectural character of the locality in terms of form, scale, building layout, elevational details and finishing materials.
3. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to any works starting on site, a minimum of 2 No off street parking spaces shall be provided within the curtilage of the site to accommodate the existing dwellinghouse in accordance with the current Fife Council

Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking

5. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site to accommodate the proposed dwellinghouse in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
6. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
7. PRIOR TO THE COMMENCEMENT of development or any tree works a pre-start survey shall be undertaken by a suitably qualified person(s) to ascertain the presence of or potential disturbance to any protected species including bats, otter, red squirrel and badger. The pre-start survey must identify any mitigation measurements and licencing requirements that are necessary both prior to commencement of development and during development operations, and must be submitted to this Planning Authority for prior written approval. No work on site shall commence until the Planning Authority has confirmed in writing that the measures as specified are acceptable. Thereafter the agreed mitigation measurements and licensing requirements shall be implemented in full, unless otherwise agreed in writing with the Planning Authority.
8. No building, demolition, tree works or vegetation clearance shall be carried out during the bird breeding season (defined as March to August inclusive) unless otherwise agreed in writing with Fife Council as Planning Authority and subject to bird surveys being undertaken by a suitably qualified person.
9. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
10. Only the trees indicated for felling in the Arboricultural Report by Fife Landscaping (January 2020) shall be felled and the trees noted for retention in the same report shall be protected as shown through Condition 1(f).
11. Prior to the occupation of the proposed dwellinghouse, the driveway shall utilise a geotextile membrane filled with granular material, installed using a no-dig method, in order to protect the tree roots of key trees that would remain.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority
2. In the interests of residential amenity, and in order to ensure the appropriate design for the setting of the site.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
4. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
5. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interests of safeguarding and maintaining the natural habitat.
8. In the interests of species protection.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
10. To protect the trees identified as worthy of retention.
11. To protect the tree roots of the trees identified as worthy of retention.

138 **Application No:** 21/00017/FULL

Date Decision Issued: 15/03/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear and side, installation of flue, and replacement roof to existing dwelling

Location: North Cottage Moonzie Mill Balmullo St Andrews Fife KY16 0AH

Applicant: Mr Daniel Hooley 17 Cupar Road Guardbridge United Kingdom KY16 0UA

Agent: Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON SITE, full details of the following external finishes shall be submitted for approval in writing by the Planning Authority:

- External stone cladding - including stone type, size, coursing and colour
- Larch cladding including colour
- Roof tiles

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

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

139 **Application No:** 21/00082/CLP

Date Decision Issued: 23/02/2021

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for conversion of garage to habitable room and formation of new side door

Location: 7 Pitdinnie Avenue Cairneyhill Dunfermline Fife KY12 8BP

Applicant: Mr G Valente 7 Pitdinnie Avenue Pitdinnie Avenue Cairneyhill United Kingdom KY12 8BP

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

Application Permitted - no conditions

140 **Application No:** 21/00412/DPN

Date Decision Issued: 23/02/2021

Ward: West Fife And Coastal Villages

Proposal: Prior Notification for demolition of buildings

Location: Scotash Longannet Power Station Alloa Fife FK10 4AA

Applicant: Mr Jim Donnelly ScotAsh Processing & Packing Facility Longannet Power Station Kincardine Scotland Fk10 4AA

Agent:

Application Permitted - no conditions

141 **Application No:** 20/03059/FULL **Date Decision Issued:** 04/03/2021

Ward: West Fife And Coastal Villages

Proposal: Porch extension to front of dwellinghouse

Location: 29 Lindsays Wynd Oakley Dunfermline Fife KY12 9SP

Applicant: Mr Kevin O'Reilly 29 Lindsay's Wynd Oakley UK KY12 9SP

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

Application Permitted - no conditions

142Application No: 20/02543/FULL

Date Decision Issued: 05/03/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows to flatted dwelling

Location: 5 Blackadder Haven Culross Dunfermline Fife KY12 8HW

Applicant: Mrs Kirsteen Brown 5 Blackadder Haven Culross Scotland KY12 8HW

Agent:

Application Permitted - no conditions

143 **Application No:** 20/02900/FULL

Date Decision Issued: 08/03/2021

Ward: West Fife And Coastal Villages

Proposal: External alterations to dwellinghouse including installation of rooflight and flue

Location: 71 Kirk Street Kircardine Alloa Fife FK10 4PT

Applicant: Mr Adrian and Nadia Papa 71 Kirk Street Kircardine Scotland FK10 4PT

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The flue hereby approved shall be finished externally in a black colour upon installation unless otherwise agreed in writing by this Planning Authority BEFORE any works commence on site and shall be permanently maintained as such for the lifetime of the flue.

Reason(s):

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

Ward: West Fife And Coastal Villages
Proposal: Listed Building Consent for internal and external alterations including installation of external flue, wood burning stove and rooflight to dwellinghouse
Location: 71 Kirk Street Kincardine Alloa Fife FK10 4PT
Applicant: Mr Adrian and Nadia Papa 71 Kirk Street Kincardine Scotland FK10 4PT
Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The flue hereby approved shall be finished externally in a black colour upon installation unless otherwise agreed in writing by this Planning Authority BEFORE any works commence on site and shall be permanently maintained as such for the lifetime of the flue.

Reason(s):

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

145 **Application No:** 20/01910/FULL

Date Decision Issued: 11/03/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of single storey extension to rear of dwellinghouse and installation of replacement paving

Location: Little Sandhaven Back Street Culross Dunfermline Fife KY12 8HP

Applicant: Mr William Gelletly Little sandhaven 3 Little Sand haven Culross Scotland Fk128NP

Agent: Guido Maclellan The Arch 2 Kingdom Court Kippen Scotland FK8 3DN

Application Permitted - no conditions

146 **Application No:** 20/01911/LBC

Date Decision Issued: 11/03/2021

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for the erection of a single storey extension to the rear of dwellinghouse, installation of replacement paving, and associated internal alterations

Location: Little Sandhaven Back Street Culross Dunfermline Fife KY12 8HP

Applicant: Mr William Gelletly Little Sandhaven 3 Little Sandhaven Culross Scotlnd KY12 8NP

Agent: Guido Maclellan The Arch 2 Kingdom Court Kippen Scotland FK8 3DN

Application Permitted - no conditions

147 **Application No:** 21/00120/FULL

Date Decision Issued: 12/03/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 22 Glebe Road Kincardine Alloa Fife FK10 4QB

Applicant: Mr Barry Davis 22 Glebe Road Kincardine Alloa Fife FK10 4QB

Agent: Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

Application Permitted - no conditions

148Application No: 21/00208/CLP

Date Decision Issued: 12/03/2021

Ward: West Fife And Coastal Villages

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

Location: 111 Main Street Cairneyhill Dunfermline Fife KY12 8QU

Applicant: Mr and Mrs A Spruce 111 Main Street Cairneyhill Dunfermline UK KY12 8QU

Agent: Steven Fleming 16 South Quarry Avenue Gorebridge UK EH23 4GU

Application Permitted - no conditions

149 **Application No:** 20/03079/FULL

Date Decision Issued: 17/03/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of single storey extension to side of dwellinghouse

Location: Bankhead House Bankhead Saline Dunfermline Fife KY12 9LN

Applicant: Mr G Currie Bankhead House Bankhead House Saline United Kingdom KY12 9LN

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

Application Permitted - no conditions

150 **Application No:** 20/02284/FULL

Date Decision Issued: 18/03/2021

Ward: West Fife And Coastal Villages

Proposal: Installation of flue associated with biomass plant

Location: Fife Council Environmental Services Lochhead Landfill Site North Of Wellwood
Dunfermline Fife KY12 0RX

Applicant: Fife Council Fife Council Bankhead Central Bankhead Park Glenrothes Fife
KY7 6GH

Agent: Ian Wallace Fife Council Bankhead Central Bankhead Park Glenrothes Fife
KY7 6GH

Application Permitted - no conditions