



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 3/21/2022 - 4/17/2022**

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

1 **Application No:** 21/03710/FULL **Date Decision Issued:** 31/03/2022

**Ward:** Buckhaven, Methil And Wemyss Villages  
**Proposal:** Change of use from retail (Class 1) to residential (Class 9) and erection of 8 no. affordable dwellinghouses with associated works  
**Location:** 259 High Street Methil Fife  
**Applicant:** Allanwater Developments Ltd 24b Kenilworth Road Bridge of Allan Scotland FK9 4DU  
**Agent:** Kevin Betts 38 Walker Terrace Tillicoultry Clackmannanshire FK13 6EF

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 1. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

4. Before they are installed on site, full details of the proposed boundary treatments shall be submitted to Fife Council as Planning Authority for prior written approval. Once approved, the boundary treatments shall be installed on site, prior to the first unit being occupied.
5. Prior to being planted on site, a detailed landscaping plan shall be submitted to Fife Council as Planning Authority, for prior written approval. The approved landscaping shall then be carried out on site, prior to the first unit being occupied, or the first planting season following the completion of the development, whichever is soonest.

**Reason(s):**

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interest of residential amenity; to ensure the proposed boundary treatments are suitable for the surrounding area.
5. In the interest of visual amenity/biodiversity benefit; to ensure landscaping is provided.

2 **Application No:** 21/03947/FULL **Date Decision Issued:** 31/03/2022

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Erection of 2 outbuildings (part retrospective), with external alterations including extension to roof

**Location:** Robertson Engineers 99 Randolph Street Buckhaven Leven Fife KY8 1AT

**Applicant:** DT Christie 99 Randolph Street Buckhaven Scotland KY8 1AT

**Agent:** Mark Mclelland 3 Haig Place Windygates 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.

3 **Application No:** 22/00849/CLP **Date Decision Issued:** 05/04/2022

**Ward:** Buckhaven, Methil And Wemyss Villages

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

**Location:** 3 Mathieson Place Methilhill Leven Fife KY8 2EB

**Applicant:** Mr Peter Dick 3 Mathieson Place Methilhil Fife KY8 2EB

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

**Application Permitted - no conditions**

4 **Application No:** 22/00257/FULL **Date Decision Issued:** 12/04/2022

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Porch extension to front of dwellinghouse

**Location:** 4 Lawson Lane Buckhaven Leven Fife KY8 1AJ

**Applicant:** Mr & Mrs - Jones 4 Lawson Lane Buckhaven United Kingdom KY8 1AJ

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

**Application Permitted - no conditions**

5 **Application No:** 22/00274/FULL **Date Decision Issued:** 14/04/2022

**Ward:** Buckhaven, Methil And Wemyss Villages

**Proposal:** Erection of 86 dwelling houses, new vehicular accesses, SUDs feature, open space, landscaping, roundabout and other associated infrastructure (substitution of housetypes on plots 40,41,42,44,51,58,63,84 & 86)

**Location:** Land To South Of A955 And West Of Randolph Street East Wemyss Fife

**Applicant:** Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park Glenrothes Scotland KY7 4NS

**Agent:** Kris Beaton Unit 17 Newark Road South Eastfield Business Park Glenrothes Scotland KY7 4NS

**Application Permitted - no conditions**

6 **Application No:** 20/03074/LBC **Date Decision Issued:** 22/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed Building Consent for 4 No. replacement windows

**Location:** Binn Lodge The Binn Cowdenbeath Road Burntisland Fife KY3 0LG

**Applicant:** Mr Campbell Poole The Binn Cowdenbeath Road Burntisland UK KY3 0LG

**Agent:** Mr David Hogg 5 Glanville Place Edinburgh Scotland EH3 6SZ

**Refusal/Enforcement Action**

**Reason(s):**

1. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the proposed windows by virtue of their modern design, detailing, opening method and choice of materials adversely affect the appearance and character of this listed building. As such the proposals are contrary to Scottish Planning Policy (2020), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2012).

7 **Application No:** 22/00397/CLP **Date Decision Issued:** 22/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Certificate of Lawfulness (Proposed) for alterations to door to form windows to rear and alterations to porch to the front

**Location:** 24 Myre Crescent Kinghorn Burntisland Fife KY3 9UB

**Applicant:** Mr Sean Morgan 24 Myre Crescent Kinghorn Scotland KY3 9UB

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

**Application Permitted - no conditions**

8 **Application No:** 21/02742/FULL **Date Decision Issued:** 25/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Erection of domestic outbuilding including roof terrace

**Location:** Grange Distillery Cottage Grange Road Burntisland Fife KY3 0AA

**Applicant:** Dr Patrick Hadoke Grange Distillery Cottage Grange Road Burntisland Fife KY3 0AA

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

### **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.

9 **Application No:** 21/02743/LBC **Date Decision Issued:** 25/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed building consent for erection of domestic outbuilding

**Location:** Grange Distillery Cottage Grange Road Burntisland Fife KY3 0AA

**Applicant:** Dr Patrick Hadoke Grange Distillery Cottage Grange Road Burntisland Fife  
KY3 0AA

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

**Application Permitted - no conditions**

10 **Application No:** 20/01726/FULL

**Date Decision Issued:** 28/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Installation of replacement roof tiles, replacement windows and rooflight

**Location:** 195 High Street Burntisland Fife KY3 9AE

**Applicant:** Mr P Wielgus 195 High Street Burntisland Scotland KY3 9AE

**Agent:** Stuart Banks 70 Bells Burn Avenue Linlithgow Scotland EH49 7LB

### **Application Refused**

#### **Reason(s):**

1. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the proposed replacement roof tiles by virtue of their inaccurate representation of the building's historic external finishes would adversely affect the appearance and character of this Listed Building. As such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).
2. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the proposed rooflight by virtue of its modern design would adversely affect the appearance and character of this Listed Building. As such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).
3. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the submitted plans do not allow a full assessment of the proposed works and the required information has not been forthcoming. The future preservation of the building cannot therefore be guaranteed and as such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).

11 **Application No:** 20/01899/LBC

**Date Decision Issued:** 28/03/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

**Proposal:** Listed Building Consent for installation of replacement roof tiles, replacement windows, additional rooflight to rear and internal works including removing wall, plaster, replace door and insulation and raise lintel

**Location:** 195 High Street Burntisland Fife KY3 9AE

**Applicant:** Mr P Weilgus 195 High Street Burntisland Scotland KY3 9AE

**Agent:** Stuart Banks 70 Bells Burn Avenue Linlithgow Scotland EH49 7LB

### **Application Refused**

#### **Reason(s):**

1. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the proposed replacement roof tiles by virtue of their inaccurate representation of the building's historic external finishes would adversely affect the appearance and character of this Listed Building. As such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).
2. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the proposed rooflight by virtue of its modern design would adversely affect the appearance and character of this Listed Building. As such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).
3. In the interests of preserving the character and historical integrity of this Category (C) Listed Building; the submitted plans do not allow a full assessment of the proposed works and the required information has not been forthcoming. The future preservation of the building cannot therefore be guaranteed and as such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and the Burntisland Conservation Area Appraisal and Management Plan (2005).

12 **Application No:** 22/00441/CLP

**Date Decision Issued:** 06/04/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy

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

**Location:** Kirkton Cottage Kirkton Farm Kirkcaldy Fife KY2 5XQ

**Applicant:** Mrs Caroline Lincoln 2 none Auchtertool Scotland KY2 5XQ

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

**Application Permitted - no conditions**

13 **Application No:** 22/00314/CLP

**Date Decision Issued:** 24/03/2022

**Ward:** Cowdenbeath

**Proposal:** Certificate of lawfulness (proposed) for single storey orangery to front of dwellinghouse

**Location:** Netherton Of Bucklyvie Farm Coaledge And Fordell Crossgates Cowdenbeath Fife KY4 8EY

**Applicant:** Mr And Mrs Calum And Deirdre Stewart Bucklyvie Farm Netherton Of Bucklyvie Farm Fordell Cowdenbeath Fife KY4 8EY

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

**Application Permitted - no conditions**

**Ward:** Cowdenbeath**Proposal:** Erection of two dwellinghouses (Class 9) with associated access and parking (part-retrospective)**Location:** Land Adjacent To 19 Elgin Road Cowdenbeath Fife**Applicant:** Mr Stuart Hay Corn Crusher House Wester Cartmore Farm Lochgelly Scotland KY5 8HL**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF ANY OF THE DWELLINGHOUSES HEREBY APPROVED, a 2 metre wide footway and its ancillary vehicular crossings shall have been provided along the total frontage of the site, in accordance with the current Fife Council Transportation Development Guidelines.
2. All roadside boundary markers shall be maintained at a height not exceeding 600mm above the adjacent road channel level throughout the lifetime of this development.
3. BEFORE THE FIRST OCCUPATION OF EACH DWELLINGHOUSE, there shall have been provided within the curtilage of the plot 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown in the approved drawings. The parking spaces shall be retained for the lifetime of the development.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the approved Remedial Action Statement. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

**Reason(s):**

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

15 **Application No:** 21/03064/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Cowdenbeath

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 239 Foulford Road Cowdenbeath Fife KY4 9AX

**Applicant:** Ms G Parkin 239 Foulford Road Cowdenbeath KY4 9AX

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

**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.

**Ward:** Cowdenbeath  
**Proposal:** Erection of 3 no. dwellinghouses and associated works (Renewal of 18/03183/FULL)  
**Location:** 17 Church Street Cowdenbeath Fife KY4 8LX  
**Applicant:** Mr Jordan Robb Rosyth Business Centre 16 Rosyth Business Centre 16 Cromarty Campus Rosyth Scotland KY11 2WX  
**Agent:** Callum Robertson 2 Osborne Place Magdalen Yard Road Dundee UK DD2 1BD

### **Application Permitted with Conditions**

#### **Approve** subject to the following condition(s):-

1. Prior to the occupation of the first dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
2. Prior to the occupation of each dwelling, there shall be provided within the curtilage of the site 2 No parking spaces per dwelling and 2 No parking spaces for the existing dwelling at 17 Church Street in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on approved Drawing No 2A. These 8 parking spaces shall be retained for the lifetime of the development.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

4. PRIOR TO DEVELOPMENT COMMENCING, details of the proposed boundary fencing as noted on the approved site plan (approved drawing 2A) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter the proposed fencing shall be erected prior to occupation of the dwellings and shall be retained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
5. The dwellinghouses 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 dwellinghouses hereby approved shall not be used for Housing in Multiple Occupation.

#### **Reason(s):**

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

4. In the interests of residential amenity; to ensure that privacy is maintained to neighbouring dwellings.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

17 **Application No:** 22/00749/APN

**Date Decision Issued:** 29/03/2022

**Ward:** Cowdenbeath

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

**Location:** Elmbank Farm Monziehall Crossgates Cowdenbeath Fife KY4 8EY

**Applicant:** Aviagen Ltd 11 11 Lochend Road Newbridge Scotland EH28 8SZ

**Agent:** Gregor MacLean Algo Business Centre Glenearn Road Perth Scotland PH2  
0NJ

**Application Permitted - no conditions**

18 **Application No:** 21/03995/CLE

**Date Decision Issued:** 31/03/2022

**Ward:** Cowdenbeath

**Proposal:** Certificate of lawfulness of existing use as a hot food takeaway (Sui Generis)

**Location:** 80 Main Street Lumphinnans Cowdenbeath Fife KY4 9HN

**Applicant:** Mr Michael Chan 31 Adelaide Street Dundee UK DD3 9HN

**Agent:** Gavin Russell 13 Albert Square Meadowside Dundee United Kingdom DD1  
1XA

**Application Permitted - no conditions**

19 **Application No:** 21/03827/APN

**Date Decision Issued:** 05/04/2022

**Ward:** Cowdenbeath

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

**Location:** Site Of Former Meiklebeath Farm Cuddyhouse Road Cowdenbeath Fife

**Applicant:** Mr Chris Fenton 9 Meiklebeath Farm Cowdenbeath Scotland KY4 9PR

**Agent:**

**Application Permitted - no conditions**

20 **Application No:** 22/00594/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Cowdenbeath

**Proposal:** Repositioning of automated teller machine and associated alterations to shopfront

**Location:** 308 - 312 High Street Cowdenbeath Fife KY4 9NT

**Applicant:** Mr Hithendra Cheetirala 308 High Street Cowdenbeath United Kingdom EH52 6RZ

**Agent:** Blaine McManus The Loft The Tattie Kirk Cow Wynd Falkirk Scotland FK1 1PU

**Application Permitted - no conditions**

**Ward:** Cupar

**Proposal:** Erection of dwellinghouse and detached garage

**Location:** Land To South West Of Priestfield Maltings Cupar Road Pitlessie Fife

**Applicant:** Mr and Mrs K Clark The Village Inn Cupar Road Pitlessie Cupar Scotland KY15 7SU

**Agent:** Scott Hunter Fleming Homes Station Road Duns Scotland TD11 3HS

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. PRIOR TO OCCUPATION OF THE DWELLINGHOUSE, the new access road leading from the private access to the A914 Public Road shall be constructed in accordance with the Fife Council Transportation Development Guidelines to an adoptable standard.
2. Prior to the occupation of the dwellinghouse hereby approved, visibility splays of 2m x 43m 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 unless otherwise agreed in writing with this Planning Authority. For the avoidance of any doubt, to achieve this visibility splay, the existing bus shelter will require to be re-located (at developer cost and with Council prior approval) outwith the visibility splay line.
3. There shall be off street parking spaces provided within the curtilage of the site, to include visitor parking in accordance with the current Fife Council Transportation Development Guidelines.
4. 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 driveway in a forward gear. The turning area shall be formed outwith the parking areas.
5. BEFORE ANY WORKS COMMENCE ON SITE, a comprehensive contaminated land investigation shall be submitted for the prior written approval of Fife Council as Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice' (BS 10175:2001). The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33 'Development on Contaminated Land' (Revised 2000). For the avoidance of doubt the report shall include the following details:-
  - (i) the nature, extent and type(s) of contamination on the site.
  - (ii) measures to treat/remove contamination to ensure the site is fit for the use proposed.
  - (iii) measures to deal with contamination during construction works.
  - (iv) Condition of the site on completion of decontamination measures.
6. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for written approval. No works, other than investigation works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
7. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
8. On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
9. The residential unit 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. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

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

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

**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 splays at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. To ensure potential risks arising from previous site uses have been fully assessed.
6. To ensure the proposed remediation plan is suitable.
7. To ensure remedial works are carried out to the agreed protocol.
8. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
9. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
10. In the interests of avoiding unacceptable noise.

22 **Application No:** 21/03662/FULL

**Date Decision Issued:** 01/04/2022

**Ward:** Cupar

**Proposal:** Single storey extension to front of dwellinghouse

**Location:** Struan Park Westfield Road Cupar Fife KY15 5DS

**Applicant:** Mr Eoghan Maguire Struan Park Westfield Road Cupar Fife KY15 5DS

**Agent:** Robert Bloor 1/6 Dun-Ard Garden Edinburgh Scotland EH9 2HZ

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed rooflight on the extension hereby approved shall match the existing rooflight on the east elevation of living room 3 in type, style and colour unless otherwise agreed in writing with the Planning Authority PRIOR to works commencing on site.
2. FOR THE AVOIDANCE OF DOUBT, the gutters and downpipes on the extension hereby approved shall be painted to match the colour of the existing gutters and downpipes of the main building at the point of installation and thereafter be maintained as such.

**Reason(s):**

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

**Ward:** Cupar  
**Proposal:** Approval of matters required by Conditions of (17/01434/PPP) for erection of 1 no dwellinghouse  
**Location:** Linley 15 East Road Cupar Fife KY15 4HR  
**Applicant:** Mr Mike Innes St. Marys Farm St. Marys Farm Cupar United Kingdom KY15 4NF  
**Agent:** David Cole St. Marys Farmhouse St. Marys Farm Cupar United Kingdom KY15 4NF

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The approved dwelling 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.
2. PRIOR TO THE OCCUPATION of the dwellinghouse, there shall be off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
3. PRIOR TO THE OCCUPATION of 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 600mm above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
4. PRIOR TO THE OCCUPATION of the dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
5. PRIOR TO THE OCCUPATION of the 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.
6. 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. Anything smaller than this will not be considered as an off street parking space.
7. PRIOR TO ANY WORK COMMENCING ON SITE, the following information shall be provided;
  - A. Confirmation from Scottish Water of acceptance of a connection to their system and the acceptable rate of discharge.
  - B. Calculations and a drawing for any SuDS required to meet the discharge rate/treatment stipulated by Scottish Water.
  - C. An alternative SuDS design should a Scottish Water connection not be forthcoming.
  - D. Appendix 1 from our guidance document signed by a suitably qualified professional should a SuDS design be required.

**Reason(s):**

1. In the interests of maintaining a mixed and balanced housing stock as required by Policy H2 of the Adopted St Andrews and East Fife Local Plan 2012.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to

avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.

5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate off street parking.
7. In the interests of drainage management and to ensure that development does not lead to any detrimental impact on amenity.

24 **Application No:** 22/00645/APN

**Date Decision Issued:** 05/04/2022

**Ward:** Cupar

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

**Location:** Pittormie Fruit Farm Pittormie Dairsie Cupar Fife KY15 4SW

**Applicant:** Mr Euan Cameron Pittormie Fruit Farm Pittormie Dairsie Cupar Fife KY15 4SW

**Agent:**

**Application Permitted - no conditions**

25 **Application No:** 22/00717/CLP

**Date Decision Issued:** 05/04/2022

**Ward:** Cupar

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

**Location:** 5 Lorraine Drive Cupar Fife KY15 5DY

**Applicant:** Mr & Mrs McColm 5 Lorraine Drive Cupar Scotland KY15 5DY

**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

26 **Application No:** 21/03612/LBC

**Date Decision Issued:** 08/04/2022

**Ward:** Cupar

**Proposal:** Listed building consent for installation of replacement windows

**Location:** 6 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

**Applicant:** Mr & Mrs Pagan 6 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

**Agent:** Joe Narspur Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

27 **Application No:** 21/02195/FULL

**Date Decision Issued:** 12/04/2022

**Ward:** Cupar

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** St Helens St Andrews Road Ceres Cupar Fife KY15 5NQ

**Applicant:** Mr Chris Goudie St Helens St Andrews Road Ceres Scotland KY15 5NQ

**Agent:** Ewan Lauchland 21 Portland Road Kilmarnock United Kingdom KA1 2BT

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The wall finishes to the rear extension hereby approved shall be constructed in natural stone and be of a type, size, colour and coursing to match the existing kitchen's south-west elevation as shown in approved photograph 05 unless otherwise agreed in writing BEFORE ANY WORKS COMMENCE ON SITE.

**Reason(s):**

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

28 **Application No:** 21/02196/LBC

**Date Decision Issued:** 12/04/2022

**Ward:** Cupar

**Proposal:** Listed Building Consent for single storey extension

**Location:** St Helens St Andrews Road Ceres Cupar Fife KY15 5NQ

**Applicant:** Mr Chris Goudie St Helens St Andrews Road Ceres Scotland KY15 5NQ

**Agent:** Ewan Lauchland 21 Portland Road Kilmarnock United Kingdom KA1 2BT

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The wall finishes to the rear extension hereby approved shall be constructed in natural stone and be of a type, size, colour and coursing to match the existing kitchen's south-west elevation as shown in approved photograph 07 unless otherwise agreed in writing BEFORE ANY WORKS COMMENCE ON SITE.

**Reason(s):**

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

29 **Application No:** 21/03611/FULL

**Date Decision Issued:** 15/04/2022

**Ward:** Cupar

**Proposal:** Installation of replacement windows

**Location:** 6 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

**Applicant:** Mr & Mrs Pagan 6 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

30 **Application No:** 21/03535/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use from masonic lodge (Class 10) to dwellinghouse (Class 9), erection of flue, installation of rooflights and replacement door

**Location:** 18 New Row Dunfermline Fife KY12 7EF

**Applicant:** Mr Muhammad Assad Afzal 18 New Row Dunfermine UK KY12 7EF

**Agent:** Grant Bulloch 91 Restalrig Avenue Edinburgh United Kingdom EH7 6PN

**Application Permitted - no conditions**

31 **Application No:** 22/00095/FULL **Date Decision Issued:** 29/03/2022

**Ward:** Dunfermline Central

**Proposal:** Porch extension to front and single storey extension to rear of dwellinghouse and retention of replacement roof

**Location:** 48 Garvock Hill Dunfermline Fife KY12 7UU

**Applicant:** Mr and Mrs Andy Broadley 48 Garvock Hill Dunfermline United Kingdom KY12 7UU

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

**Application Permitted - no conditions**

32 **Application No:** 20/01189/FULL

**Date Decision Issued:** 30/03/2022

**Ward:** Dunfermline Central

**Proposal:** Application outline planning permission for a retail development comprising an ASDA Superstore of 8,922 square metres gross with car parking, petrol filling station and access, non-food retail warehousing of 11,614 square metres gross with car parking access and associated playing fields (Section 42 application to vary condition 3 of application 870945 to allow up to 50% of the sales floor space in units 1-4 to sell food and convenience goods)

**Location:** Units 1-4 Halbeath Retail Park Dunfermline Fife

**Applicant:** Ms Clare Andrews 55 Gracechurch Street London United Kingdom EC3V 0RL

**Agent:** Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF

### **Application Refused**

#### **Reason(s):**

1. The proposal to increase the allowance for food and convenience goods within Units 1 - 4 of Halbeath Retail Park is contrary to Policies 1, 6 and the overall spatial strategy of FIFEplan Local Development Plan. The increase in food and convenience retailing within Halbeath Retail Park would be likely to divert trade from Dunfermline Town Centre and have a detrimental impact on the vitality and viability of the town centre. There are no material reasons that outweigh this conclusion.

33 **Application No:** 21/01803/FULL

**Date Decision Issued:** 30/03/2022

**Ward:** Dunfermline Central

**Proposal:** Partial change of use of from office (Class 2) to adult learning facility (Class 10)

**Location:** 35 East Port Dunfermline Fife KY12 7JP

**Applicant:** Miss Jenette Parker David Wandless House A1 Business Park, Knottingley Road Knottingley United Kingdom WF11 0BU

**Agent:**

**Application Permitted - no conditions**

34 **Application No:** 22/00088/FULL

**Date Decision Issued:** 01/04/2022

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 27 Grange Park Dunfermline Fife KY11 8QQ

**Applicant:** Mr Salman Tahir 27 Grange Park Dunfermline Fife KY11 8QQ

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

**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.

35 **Application No:** 22/00937/CLP

**Date Decision Issued:** 04/04/2022

**Ward:** Dunfermline Central

**Proposal:** Certificate of Lawfulness - Proposed for conservatory extension to rear of dwellinghouse

**Location:** 1 Mcbaith Way Dunfermline Fife KY11 8YY

**Applicant:** Mr & Mrs Lawson 1 Mcbaith Way Dunfermline Fife KY11 8YY

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

**Application Permitted - no conditions**

36 **Application No:** 21/03245/FULL **Date Decision Issued:** 12/04/2022

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 8 Yetholm Park Dunfermline Fife KY12 7XR

**Applicant:** Mr Rory MacLeod 8 Yetholm Park Dunfermline Scotland KY12 7XR

**Agent:** Craig Shield 14 Woodmill Terrace Dunfermline United Kingdom KY11 4SR

**Application Permitted - no conditions**

37 **Application No:** 22/00199/FULL

**Date Decision Issued:** 12/04/2022

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 29 Grange Park Dunfermline Fife KY11 8QQ

**Applicant:** Mr Tahir Javaid 29 Grange Park Dunfermline fife KY11 3EW

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

**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.

38 **Application No:** 22/00431/CLP

**Date Decision Issued:** 22/03/2022

**Ward:** Dunfermline North

**Proposal:** Certificate of Lawfulness - Proposed for single storey extension to rear of dwellinghouse

**Location:** 10 Wyckliffe Milesmark Dunfermline Fife KY12 9BA

**Applicant:** Mr Richard Wood 10 Wyckliffe Dunfermline United Kingdom KY12 9BA

**Agent:** Craig Williamson 9 Peploe Rise Dunfermline Scotland KY11 8NB

**Application Permitted - no conditions**

39 **Application No:** 20/03062/LBC

**Date Decision Issued:** 31/03/2022

**Ward:** Dunfermline North

**Proposal:** Listed building consent for alterations to proposed shopfronts, retention of existing windows & amendments to window fenestration, change of materials, installation of rooflights, retention of a stone shaft, alterations to existing boundary wall and internal alterations to layout (amendments to 17/03293/LBC)

**Location:** Pilmuir Works Pilmuir Street Dunfermline Fife KY12 0QA

**Applicant:** Byzantian Developments Ltd 26 George Square Edinburgh Scotland EH8 9LD

**Agent:** Graham Barr 64 Queen Street Edinburgh Scotland EH2 4NA

**Application Permitted - no conditions**

40 **Application No:** 21/00769/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** Dunfermline North

**Proposal:** Alterations to window fenestration, windows, shopfronts, materials and installation of rooflights, re-building of wall and changes to internal layouts (amendment to planning permission reference 17/03292/FULL) (part retrospective)

**Location:** Pilmuir Works Pilmuir Street Dunfermline Fife KY12 0QA

**Applicant:** Byzantian Developments Ltd 26 George Square Edinburgh Scotland EH8 9LD

**Agent:** Graham Barr 64 Queen Street Edinburgh Scotland EH2 4NA

**Application Permitted - no conditions**

41 **Application No:** 21/03765/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Dunfermline North

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 12 St Margarets Well Dunfermline Fife KY12 0HZ

**Applicant:** Mr Matthew Cochrane 12 St Margarets Well Dunfermline Fife KY12 0HZ

**Agent:** Grant Young 35 Curling Knowe Crossgates By Dunfermline Fife 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.

42 **Application No:** 22/00026/FULL

**Date Decision Issued:** 08/04/2022

**Ward:** Dunfermline North

**Proposal:** Single story extension to side and rear of dwellinghouse and formation of raised decking

**Location:** 32 Carswell Place Dunfermline Fife KY12 9YJ

**Applicant:** Mr S Ritchie 32 Carswell Place Dunfermline Fife KY12 9YJ

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

**Application Permitted - no conditions**

43 **Application No:** 22/00201/FULL **Date Decision Issued:** 12/04/2022

**Ward:** Dunfermline North

**Proposal:** Single storey extension to rear of dwelling

**Location:** 48 High Beveridgewell Dunfermline Fife KY12 9EP

**Applicant:** Ms T Brown 48 High Beveridgewell Dunfermline UK KY12 9EP

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

**Application Permitted - no conditions**

**Ward:** Dunfermline South**Proposal:** Erection of extension to local office (class 4) to allow additional use as community hub (Class 10) including erection of bin store and associated landscaping and car parking**Location:** Abbeyview Local Office Abbey View Dunfermline Fife KY11 4HA**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT (Debbie Chapman - Communities And Neighbourhoods)**Agent:** David Murray Bankhead Central 1 Bankhead Park Glenrothes UK KY7 6GH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. Prior to the new Community Hub use commencing, there shall be provided within the curtilage of the site 17 parking spaces for vehicles in accordance with current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 7601916\_PL07.
3. Prior to the new Community Hub use commencing, there shall be provided within the curtilage of the site 14 safe, covered and secure cycle parking spaces in accordance with current Fife Council Making Fife's Places Appendix G. The cycle parking spaces shall be retained for the lifetime of the development.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

**Reason(s):**

1. To ensure nearby residents are not disturbed by noise from these premises.
2. The parking spaces shall be retained for the lifetime of the development. Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure all contamination within the site is dealt with.

45 **Application No:** 21/03711/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** Dunfermline South

**Proposal:** First floor extension to side of dwellinghouse and formation of balcony to front of dwellinghouse

**Location:** 1 Merlin Drive Dunfermline Fife KY11 8RX

**Applicant:** Mr D Curtis 1 Merlin Drive Dunfermline Fife KY11 8RX

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

**Application Permitted - no conditions**

46 **Application No:** 22/00173/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** Dunfermline South

**Proposal:** Single storey extension with associated raised platform to rear of dwellinghouse

**Location:** 25 Pitbauchlie Bank Dunfermline Fife KY11 8DP

**Applicant:** Mr & Mrs P Arnold 25 Pitbauchlie Bank Dunfermline Scotland KY11 8DP

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

**Application Permitted - no conditions**

47 **Application No:** 22/00269/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** Dunfermline South

**Proposal:** External alterations including extension to raised terrace and associated works

**Location:** Pitreavie Golf Club Queensferry Road Dunfermline Fife KY11 8PR

**Applicant:** Pitreavie Golf Club Queensferry Road Dunfermline KY11 8PR

**Agent:** Andy Mitchell 53 Melville Street Edinburgh EH3 7HL

**Application Permitted - no conditions**

48 **Application No:** 21/03804/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Dunfermline South

**Proposal:** Alterations, single storey extension to side and dormer extension to rear of dwellinghouse

**Location:** 26 Glenbervie Grove Dunfermline Fife KY11 8TH

**Applicant:** Mr Peter Slucock 1 Wardens Cottage Ecclesmachan Broxburn United Kingdom EH52 6NH

**Agent:**

**Application Permitted - no conditions**

49 **Application No:** 22/00149/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Dunfermline South

**Proposal:** Two storey extension to side of dwellinghouse

**Location:** 4 Cypress Grove Dunfermline Fife KY11 8AF

**Applicant:** Mr David Weightman 4 Cypress Grove Dunfermline Scotland KY11 8AF

**Agent:** Ken Plant Keil School Lodge Helenslee Road Dumbarton Glasgow United Kingdom G82 4AH

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, the construction of the widened vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
2. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No L(2-)002 Rev B. 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 adequate off-street parking facilities.

50 **Application No:** 21/01778/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of industrial unit (class 4) and siting of 6 no. storage containers and associated parking

**Location:** Land To The East Of Anstruther Fire Station Ladywalk Anstruther Fife

**Applicant:** Mr Peter Murray White Gables Lady Walk Anstruther Fife KY10 3EX

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The operations associated with the storage containers shall be limited to the hours between 07:00 and 23:00 only, unless otherwise agreed in writing by this Planning Authority.
2. Prior to the first use of the proposed industrial unit, or any of the proposed shipping container storage units, off street parking and turning shall be provided as shown on the approved drawing. The parking spaces and turning areas shall be retained throughout the lifetime of the development for the purposes of off street parking and turning.
3. The shipping containers shall be finished with vertically lined timber cladding before they are brought into use.

**Reason(s):**

1. In the interests of protecting residential amenity, to limit the adverse impacts of activity at night.
2. In the interest of road safety; to ensure that adequate off street parking and turning exists within the curtilage of the site.
3. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.

**Ward:** East Neuk And Landward**Proposal:** Change of use of land to allow for the sitting of two lodges for holiday accomodation and seasonal worker accomodation**Location:** Drumcarrow Craig Denhead St Andrews Fife KY16 8PB**Applicant:** Drumcarrow Equestrian And Premier AI Services Drumcarrow Craig Farm Denhead St Andrews Scotland KY16 8PB**Agent:** Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. With immediate effect on approval of this Planning Application, the applicant shall remove all of the vegetation from within the roadside verge and shall create visibility splays of 4.5m x 160m to the Southwest 4.5m x 100m to the Northeast at the junction of the vehicular access and the C4 classified public road. These visibility splays shall thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first operations of the proposed lodges, there shall be 2 No. off street parking spaces provided for each individual Lodge as shown on Drawing No.12, 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
3. Prior to the first operations of the proposed lodges, there shall be provided within the curtilage of the 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
4. Within 2 months of the date of this consent;
  - a) a scheme of intrusive investigations shall be carried out on site to establish the risks posed to the development by past coal mining activity; and
  - b) the findings of these investigations, and recommendations for any remedial works and/or mitigation measures necessary measures to address land instability arising from coal mining legacy, shall be submitted to the LPA for consideration and approval in writing.

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

5. Within 4 months of the date of this consent, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**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 public road.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. To ensure the safety and stability of the completed development.
5. To ensure the safety and stability of the completed development.

**Ward:** East Neuk And Landward**Proposal:** Change of use of land to allow for the siting of residential lodge including associated infrastructure (Retrospective)**Location:** Drumcarrow Craig Denhead St Andrews Fife KY16 8PB**Applicant:** Drumcarrow Equestrian LLP Drumcarrow Craig Denhead St Andrews Fife KY16 8PB**Agent:** Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. With immediate effect on approval of this Planning Application, the applicant shall remove all of the vegetation from within the roadside verge and shall create visibility splays of 4.5m x 160m to the Southwest 4.5m x 100m to the Northeast at the junction of the vehicular access and the C4 classified public road. These visibility splays shall thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first operations of the proposed lodge, there shall be 2 No. off street parking spaces provided as shown on Drawing No.2 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.
3. Prior to the first operations of the proposed lodge, there shall be provided within the curtilage of the 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.
4. Within 2 months of the date of this consent;
  - a) a scheme of intrusive investigations shall be carried out on site to establish the risks posed to the development by past coal mining activity; and
  - b) the findings of these investigations, and recommendations for any remedial works and/or mitigation measures necessary measures to address land instability arising from coal mining legacy, shall be submitted to the LPA for consideration and approval in writing.

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

5. Within 4 months of the date of this consent, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. To ensure the safety and stability of the completed development.
5. To ensure the safety and stability of the completed development.

53 **Application No:** 21/04010/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Porch extension to front and alterations to rear of dwellinghouse

**Location:** Spalefield Lodge Spalefield Carnbee Anstruther Fife KY10 3LB

**Applicant:** Mr Neil Miller Spalefield Lodge Spalefield Carnbee Anstruther Fife KY10 3LB

**Agent:**

**Application Permitted - no conditions**

54 **Application No:** 22/00039/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows and re-roofing of dwellinghouse

**Location:** Rest-Harrow The Shore High Street Earlsferry Leven Fife KY9 1AP

**Applicant:** Mrs Fiona McPhee Rest-Harrow The Shore High Street Earlsferry Leven Fife  
KY9 1AP

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

**Application Permitted - no conditions**

55 **Application No:** 21/03774/FULL

**Date Decision Issued:** 24/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to side and rear of dwellinghouse (variation to planning approval 20/02544/FULL)

**Location:** 1 University Terrace Pittenweem Anstruther Fife KY10 2PY

**Applicant:** Mr & Mrs Brian Blacklaw 1 University Terrace Pittenweem Scotland KY10 2PY

**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, prior to the proposed rear extension being brought into use, a 1.8 metre high timber close boarded screening fence shall be erected along the mutual side boundary for the full depth of the rear garden between Nos. 1 and 2 University Terrace and shall thereafter be retained as such for the lifetime of the rear extension to No. 1.

**Reason(s):**

1. In the interests of safeguarding residential amenity.

56 **Application No:** 21/03631/FULL **Date Decision Issued:** 25/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of link extension

**Location:** Flowers Of May Kingask St Andrews Fife KY16 8PN

**Applicant:** Mr Michael Donaldson Flowers Of May Kingask St Andrews Fife KY16 8PN

**Agent:** Robert Nicholson on behalf of Hurd Rolland 12 Abbey Park Place Dunfermline  
Scotland KY12 7PD

**Application Permitted - no conditions**

57 **Application No:** 22/00116/FULL      **Date Decision Issued:** 25/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** Hazelton Cameron St Andrews Fife KY16 8PD

**Applicant:** Mrs Anne Brown Hazelton Cameron St Andrews Fife KY16 8PD

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

**Application Permitted - no conditions**

58 **Application No:** 21/03141/FULL **Date Decision Issued:** 29/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of first floor of dwellinghouse

**Location:** 38 Charles Street Pittenweem Anstruther Fife KY10 2QJ

**Applicant:** Mr & Mrs Gordon & Jackie Brookes 38 Charles Street Pittenweem Anstruther Fife KY10 2QJ

**Agent:** Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans Fife KY102BL

**Application Permitted - no conditions**

59 **Application No:** 22/00043/FULL **Date Decision Issued:** 31/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of air source heat pump to front of dwellinghouse

**Location:** 2 The Wynd New Gilston Leven Fife KY8 5TF

**Applicant:** Miss Briony Harding 2 The Wynd New Gilston UK KY8 5TF

**Agent:** Rachel Smillie 174 Townhill Road Dunfermline UK KY12 0BP

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

1. In the interests of safeguarding the residential amenity of the owners and the neighbouring property.

60 **Application No:** 22/00127/FULL **Date Decision Issued:** 31/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension, two dormer extensions, installation of replacement windows and alterations to rear of dwellinghouse

**Location:** 2 Burnside Terrace Anstruther Fife KY10 3EJ

**Applicant:** Mr Derek Watson 2 Burnside Terrace Anstruther Fife KY10 3EJ

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

**Application Permitted - no conditions**

61 **Application No:** 22/00151/FULL      **Date Decision Issued:** 31/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 50 Braehead St Monans Anstruther Fife KY10 2AL

**Applicant:** Ms Monica Ramsay 50 Braehead St Monans Anstruther Fife KY10 2AL

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

**Application Permitted - no conditions**

62 **Application No:** 22/00252/FULL **Date Decision Issued:** 31/03/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement door

**Location:** 5 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

**Applicant:** Mr & Mrs Scott & Eilidh Allan Sea Holly Cottage 5 Calmans Wynd Pittenweem  
Scotland KY10 2NS

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

**Application Permitted - no conditions**

63 **Application No:** 21/03886/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of fence to dwellinghouse (retrospective)

**Location:** 12 Sandycraig Road Pittenweem Anstruther Fife KY10 2PX

**Applicant:** Mr Allan Drysdale 12 Sandycraig Road Pittenweem Anstruther Fife KY10 2PX

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the timber decking shall be lowered to the finished garden ground level within three months of the date of this planning decision. Details and specifications of the finished height of the decking and confirmation of the date the decking is lower shall be submitted for the prior written approval of this Planning Authority unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In the interests of safeguarding residential amenity.

64 **Application No:** 22/00251/LBC **Date Decision Issued:** 05/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of replacement door

**Location:** 5 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

**Applicant:** Mr & Mrs Scott & Eilidh Allan Sea Holly Cottage 5 Calmans Wynd Pittenweem  
Scotland KY10 2NS

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

**Application Permitted - no conditions**

65 **Application No:** 21/03903/LBC

**Date Decision Issued:** 06/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to dwellinghouse

**Location:** 10 Rumford Crail Anstruther Fife KY10 3SS

**Applicant:** Ms Sian Millard 10 Rumford Crail Anstruther Fife KY10 3SS

**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 finished externally in white painted timber framed sliding sash and case windows, traditionally constructed with astragal details to match existing and thereafter permanently maintained as such with no trickle vents visible externally. The glazing depth should be a maximum of 14mm.

**Reason(s):**

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

66 **Application No:** 22/00005/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Formation of hardstanding, access ramp and installation of bin store screen to dwellinghouse

**Location:** 4 Glovers Wynd Earlsferry Leven Fife KY9 1AE

**Applicant:** Dr Janet Horner 20 Ledi Road Newlands Glasgow Scotland G43 2AJ

**Agent:**

**Application Permitted - no conditions**

67 **Application No:** 22/00110/FULL **Date Decision Issued:** 06/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Siting of catering trailer (class 3) with covered seating area

**Location:** Putting Green East End Cellardyke Fife

**Applicant:** Mr Michael Spencer East Neuk Outdoors Cellardyke Park Cellardyke  
Anstruther Fife KY10 3AW

**Agent:**

**Application Permitted - no conditions**

68 **Application No:** 22/00296/FULL

**Date Decision Issued:** 07/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Alterations to roof to form recessed balcony and installation of rooflight to dwellinghouse

**Location:** Hope House East Shore St Monans Anstruther Fife KY10 2AR

**Applicant:** Mr Graham Mitchell Hope House East Shore St Monans Scotland KY10 2AR

**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 replacement rooflights shall be of a Conservation type with a central glazing bar.

**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 St Monans Conservation Area.

69 **Application No:** 22/00114/CLP

**Date Decision Issued:** 12/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (proposed) for alteration including creation of 2 no. new windows

**Location:** Skeith Health Centre Crail Road Anstruther Fife KY10 3FF

**Applicant:** Mr Athol Murray Cameron Administration Building Cameron Hospital Cameron Road Windygates Scotland KY8 5RR

**Agent:** Gary Tonner Fort Street House 63 Fort Street Broughty Ferry Dundee United Kingdom DD5 2AB

**Application Permitted - no conditions**

70 **Application No:** 22/00292/FULL **Date Decision Issued:** 13/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 61A Pittenweem Road Anstruther Fife KY10 3DT

**Applicant:** Mr And Mrs Robert Murray 61A Pittenweem Road Anstruther Fife KY10 3DT

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

**Application Permitted - no conditions**

71 **Application No:** 22/00338/FULL **Date Decision Issued:** 14/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to front, side and rear of dwellinghouse.

**Location:** Bramble Cottage Pitkierie Anstruther Fife KY10 3JY

**Applicant:** Mr & Mrs J. Brown blank Easter Cottage Wester Pitkierie Anstruther U.K.  
KY10 3JY

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the re-positioned gates to the front of the building shall open inwards on the site and not open out into the public area or road.

**Reason(s):**

1. In the interests of road and pedestrian safety.

72 **Application No:** 22/00273/FULL **Date Decision Issued:** 15/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of flue on existing summerhouse (retrospective)

**Location:** Wynd House Rankeillor Street Elie Leven Fife KY9 1DJ

**Applicant:** Dr Duncan Wood Wynd House Rankellior Street Elie Scotland KY9 1DJ

**Agent:** David Paton Building Consultancy 13 High Street Loanhead Scotland EH20 9RH

**Application Permitted - no conditions**

73 **Application No:** 22/00715/FULL **Date Decision Issued:** 15/04/2022

**Ward:** East Neuk And Landward

**Proposal:** Change of use from office (Class 2) to flatted dwelling (Sui Generis)

**Location:** 54 High Street Elie Leven Fife KY9 1DB

**Applicant:** Mr Bruce Grieve 54 High Street Elie Leven Fife KY9 1DB

**Agent:** Gordon McEachern 13 McEachern Architects Stirling United Kingdom  
FK82QG

**Application Permitted - no conditions**

74 **Application No:** 22/00142/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of refrigeration unit (retrospective)

**Location:** 3 Acorn Court Glenrothes Fife KY7 5LZ

**Applicant:** Mrs Noree Akhbar 2 Gleneagles Avenue Glenrothes Scotland UK KY6 2QA

**Agent:** Peter Porteous Kingfisher House Auld Mart Road Milnathort Kinross United Kingdom KY13 9DA

### **Application Refused**

#### **Reason(s):**

1. In the interests of visual amenity; the refrigeration unit, by virtue of its stark utilitarian appearance, appears out of keeping with, and contributes to the premises it is on appearing out of keeping with, the immediate streetscene, which is prominent within the townscape. As such, the development gives rise to a significant detrimental impact on the visual amenity of the area, contrary to the provisions of Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017) relating to visual amenity.

75 **Application No:** 22/00405/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of 3 nos. electric vehicle charging points and associated development

**Location:** Car Park North House North Street Glenrothes Fife

**Applicant:** Mr Paul Hicks Park House 84 Brook Street, London England W1K 5EH

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Before the end of the first planting season following the felling of any tree in connection with the development hereby approved, a replacement tree of a species and specification agreed in writing by the planning authority shall have been planted nearby.
2. Groundworks shall be carried out in accordance with the Volume 4: NJUG Guidelines for The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2), unless otherwise agreed in advance, in writing, by the planning authority.

**Reason(s):**

1. In the interests of visual amenity.
2. In the interests of safeguarding trees.

76 **Application No:** 21/03547/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Formation of raised deck; erection of wall/glass balustrade and pergola; relocation of bin store; and associated development

**Location:** Golden Acorn Wetherlodge 1 North Street Glenrothes Fife KY7 5NA

**Applicant:** Mr Billy Kelly Wetherspoon House Central Park Reeds Crescent Watford United Kingdom WD24 4QL

**Agent:** Harrison Ince Sunhouse 2-4 Little Peter Street Knott Mill Manchester England M15 4PS

**Application Permitted - no conditions**

77 **Application No:** 21/03770/LBC

**Date Decision Issued:** 07/04/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Listed Building Consent for single storey extension to rear and internal alteration to dwellinghouse

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

**Applicant:** Mr Rob Jackson Muirhead Cottage Strathore Road Thornton KY1 4DN

**Agent:** David Christie 2 Winifred Street Kirkcaldy KY2 5SR

**Application Permitted - no conditions**

78 **Application No:** 21/03981/FULL **Date Decision Issued:** 08/04/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 84 Woodside Way Glenrothes Fife KY7 5DW

**Applicant:** Mr & Mrs Mitchell 84 Woodside Way Glenrothes KY7 5DW

**Agent:** John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

**Application Permitted - no conditions**

79 **Application No:** 21/02261/FULL

**Date Decision Issued:** 11/04/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Retrospective application for erection of fencing to front, side and rear of dwellinghouse

**Location:** 14 Strathallan Close Glenrothes Fife KY7 4SW

**Applicant:** Ms Jackie Tiernan 14 Strathallan Close Glenrothes KY7 4SW

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

**Application Withdrawn**

80 **Application No:** 22/00660/CLP

**Date Decision Issued:** 22/03/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Certificate of Lawfulness - Proposed for single storey extension and formation of raised platform to rear of dwellinghouse

**Location:** 15 Brunton Gardens Markinch Glenrothes Fife KY7 6EX

**Applicant:** Mr A Murray 15 Brunton Gardens Markinch Glenrothes Fife KY7 6EX

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

**Application Permitted - no conditions**

81 **Application No:** 22/00737/FPN **Date Decision Issued:** 22/03/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Prior Notification for Forestry access track

**Location:** Forestry Access Track West Of Harperleas Reservoir Leslie Falkland Fife

**Applicant:** Mr David Currie Lower Bunzion Pitlessie Cupar Fife KY15 7TE

**Agent:** David Bruce Unit 1 1 Duckburn Burn Park Sitrling Road Dunblane Scotland  
FK15 0EW

**Application Permitted - no conditions**

82 **Application No:** 21/02857/FULL

**Date Decision Issued:** 24/03/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Installation of rooflight to rear of dwelling

**Location:** 11 Cadham Crescent Glenrothes Fife KY7 6PG

**Applicant:** Mr & Mrs Kilpatrick 11 Cadham Crescent Glenrothes Fife KY7 6PG

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

**Application Permitted - no conditions**

**Ward:** Glenrothes North, Leslie And Markinch  
**Proposal:** Erection of 4 dwellinghouses (Class 9), formation of hardstanding, parking, and associated infrastructure  
**Location:** Bellfield Farm Steading Milton Of Balgonie Fife  
**Applicant:** Ms Alyson Anderson 57 Hill Street Ladybank Scotland KY15 7RN  
**Agent:** Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Scotland KY14 7HB

**Application Refused****Reason(s):**

1. In the interests of safeguarding the countryside from unjustified sporadic development; the need for the development at this location is not considered to have been justified as the application site lies outwith any defined settlement boundary. The development does not meet any of the criteria set out in Policy 7: Development in the Countryside and Policy 8: Houses in the Countryside of the adopted FIFEplan Fife Local Development Plan (2017), there is no housing shortfall to which the development could contribute in terms of Policy 2: Homes, and the planning authority is unaware of any good reason for departing from these policies; the development is therefore considered contrary to Policy 1: Development Principles, Policy 2: Homes, Policy 7: Development in the Countryside and Policy 8: Houses in the Countryside of the adopted FIFEplan Fife Local Development Plan (2017).
2. In the interests of visual amenity; the overall layout of the development, combined with the use of contemporary design elements and materials, imparts an incongruous suburban character to the development within what is a rural setting, to the detriment of landscape character and views, failing to safeguard the character and qualities of the landscape, and having a significant detrimental impact on the visual amenity of the area generally; all contrary to Policy 1: Development Principles, Policy 10: Amenity and Policy 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interests of residential amenity; plots 3 and 4 of the development fail to meet the private useable garden space targets set out in Fife Council's Garden Ground non-statutory planning guidance to a significant degree, such as would give rise to a significant detrimental impact on the amenity of the occupants of the houses on these plots, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interests of road safety and sustainability; the development is unsustainable in terms of location, being remote from public transport and other services and thereby car dependant; and would also increase the use of an existing junction on an unrestricted distributor road outwith a built-up area. As such, the development is contrary to Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 11: Low Carbon of the adopted FIFEplan Fife Local Development Plan (2017).
5. In the interests of amenity; it has not been demonstrated that the development proposals would not give rise to a significant detrimental impact on amenity in terms of contaminated land, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
6. In the interests of safeguarding the development and the environment from flooding and flood risk and the ecological quality of the water environment; it has not been demonstrated that the development would not increase flooding or flood risk on site or elsewhere or detrimentally impact on the ecological quality of the water environment. contrary to Policy 1: Development Principles, Policy 10: Amenity and Policy 12: Flooding and the Water Environment of the adopted FIFEplan Fife Local Development Plan (2017).

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Single storey extension to rear/side, and dormer extension and formation of raised decking to rear of dwellinghouse

**Location:** 1 Ferniehead Main Street Star Glenrothes Fife KY7 6LD

**Applicant:** Mr K McAllister 1 Ferniehead Main Street Star KY7 6LD

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. For the avoidance of doubt and prior to the raised deck coming into use, the approved 1.8m high screen along the east elevation of the raised decking shall be installed and retained in place as such for the lifetime of the development, unless otherwise agreed in writing with this Planning Authority.
2. Prior to the first use of any part of the new extension, there shall be 2 off street parking spaces provided as shown on approved Drawing No. 01A in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
3. Prior to the first use of any part of the new extension, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

**Reason(s):**

1. In the interests of residential amenity, to mitigate direct overlooking to the north-facing elevation windows of No. 2's existing rear extension immediately adjacent.
2. In the interest of road safety; to ensure the provision of adequate off-street parking.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

85 **Application No:** 21/03560/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 18 Greenmantle Way Glenrothes Fife KY6 3QG

**Applicant:** Mr C Nikolic 18 Greenmantle Way Glenrothes KY6 3QG

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

**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.

**Ward:** Glenrothes North, Leslie And Markinch  
**Proposal:** First floor rear extension and alterations to existing shop (Class 1) to form two flatted dwellings (Sui Generis) with associated parking and garden ground  
**Location:** Greens Of Markinch 14 Balbirnie Street Markinch Glenrothes Fife KY7 6DB  
**Applicant:** Glenshire Developments Ltd Glenshire House 14 Randolph Place Kirkcaldy Scotland KY1 2YX  
**Agent:** JON FRULLANI 140 Perth Road Dundee Unikted Kingdom DD1 4JW

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, vehicular access to the site from Balbirnie Street shall have been provided in accordance with the Fife Council Transportation Development Guidelines. Such access shall thereafter be retained throughout the lifetime of the development.
2. BEFORE THE FIRST OCCUPATION OF EACH OF THE FLATTED DWELLINGS HEREBY APPROVED, there shall have been provided 2 no. off-street parking spaces for each of the flatted dwelling within the curtilage of the site, as shown in the plans hereby approved, in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off-street parking.
3. BEFORE THE FIRST OCCUPATION OF EACH OF THE FLATTED DWELLINGS HEREBY APPROVED, there shall have been provided within the curtilage of the 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.
4. BEFORE THEIR USE IN THE DEVELOPMENT HEREBY APPROVED, a written specification (and samples, where necessary) of the external materials shall have been submitted to and agreed, in writing, by the planning authority.
5. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, the garden area shown in the approved plans shall have been screened from general public view in accordance with details which shall have been submitted to and approved, in writing, by the planning authority. Such screening shall thereafter be retained throughout the lifetime of the development.
6. The total noise from all plant, machinery or equipment within the areas edged in red and blue in the plans hereby approved shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

**Reason(s):**

1. In the interests of road safety and securing vehicular access to the site in accordance with the above guidelines.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of visual amenity.
5. In the interests of residential amenity.
6. In the interests of residential amenity.

87 **Application No:** 22/00509/FULL      **Date Decision Issued:** 13/04/2022

**Ward:** Glenrothes North, Leslie And Markinch

**Proposal:** Installation of lighting to multi-use games area

**Location:** Proposed Community Park Magnus Drive Glenrothes Fife

**Applicant:** Fife Council Fife council North Street Glenrothes Fife KY75LT

**Agent:** Clare Hill Fife Council , county Buildings st Catherine Street Cupar Fife  
KY154TA

**Application Permitted - no conditions**

88 **Application No:** 21/01517/FULL      **Date Decision Issued:** 22/03/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 17 Church Lane Kinglassie Lochgelly Fife KY5 0XE

**Applicant:** Mrs L Ness 17 Church Lane Kinglassie KY5 0XE

**Agent:** John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. For the avoidance of doubt, the existing rear garden outbuildings shall be removed from the site prior to the commencement of works on the approved extension, unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In the interest of residential amenity; to prevent overdevelopment of the rear garden area and retain an acceptable extent of usable garden ground provision for the extended property.

89 **Application No:** 22/00451/FULL

**Date Decision Issued:** 28/03/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Alterations to retail unit, including installation of roller shutter and shopfront

**Location:** Brantano Unit B Saltire Centre Pentland Park Glenrothes Fife KY6 2AL

**Applicant:** Sackville UK Property Select III 78 Cannon Street, London EC4N 6AG

**Agent:** Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The "NEW SIGNAGE ZONE" shown in the approved drawings is not hereby approved.
2. The location for the wall-mounted condensing units shown in the approved drawings is not hereby approved.

**Reason(s):**

1. Such development, including the principle of its positioning in this location, is a matter for consideration as part of any consent required under The Town and Country Planning (Control of Advertisements) (Scotland) Regulations (1984) (as amended).
2. It is not considered reasonable to agree to the principle of such units in this location in the absence of any details of the units themselves.

90 **Application No:** 21/01822/FULL

**Date Decision Issued:** 14/04/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Change of use from industrial unit (Class 4,5,6) to gymnasium (Class 11) (retrospective)

**Location:** Southfield Industrial Estate 9 Faraday Road Glenrothes Fife KY6 2RU

**Applicant:** Mr Alan Goodsir 9 Faraday Road Glenrothes Fife KY6 2RU

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. WITHIN 3 MONTHS OF THE DATE OF THIS DECISION, the private access that runs along the East side of the building leading to the rear car park, shall be resurfaced in a bound material. These upgrading works shall be carried out from the point at the edge of the adopted Faraday Road along its full length to the car park entrance gate.
2. WITHIN 3 MONTHS OF THE DATE OF THIS DECISION, signage to encourage staff/gym members to use the car park to the rear of the gym shall be installed at the junction of the private access with the public road prior. Details of the required signage shall be submitted for the prior written approval of Fife Council as Planning Authority.
3. WITHIN 3 MONTHS OF THE DATE OF THIS DECISION, new wall mounted lighting shall be installed along the east elevation of the gym to illuminate the private access that runs along the East side of the building leading to the rear car park. Details of the required lighting shall be submitted for the prior written approval of Fife Council as Planning Authority.
4. The existing parking area to the rear of the gym and the parking area highlighted in blue on the approved plans shall be retained as parking areas for the gym for the lifetime of the development.

**Reason(s):**

1. In the interest of road safety; to allow for a smooth access and egress for vehicle using the access to and from the rear car park and to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
2. In the interest of road safety; to ensure the provision of adequate design.
3. In the interest of road and pedestrian safety; to ensure the provision of adequate lighting along the private access road.
4. In the interest of road safety; to ensure the required car parking provision is retained for the lifetime of the development.

91 **Application No:** 22/00578/FPN **Date Decision Issued:** 22/03/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Formation of access track

**Location:** Fliskmillan Flisk Fife

**Applicant:** RTS Forestry Earnside House Muthill Road Crieff Scotland PH7 4DH

**Agent:** Eoghan Anderson Earnside House Muthill Road Crieff Scotland PH7 4DH

**Application Permitted - no conditions**

92 **Application No:** 22/00612/APN

**Date Decision Issued:** 22/03/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Prior notification for farm-related building works (non-residential)

**Location:** Carphin Farmhouse 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 - no conditions**

93 **Application No:** 22/00720/CLP

**Date Decision Issued:** 25/03/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Certificate of Lawfulness (Proposed) for erection of conservatory to rear, installation of rooflights and alterations to windows to the front of dwellinghouse

**Location:** Rose Neuk Giffordtown Ladybank Cupar Fife KY15 7UW

**Applicant:** Mr Mrs Bailey Rose Neuk Giffordtown Cupar Scotland KY15 7UW

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

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast**Proposal:** Erection of dwellinghouse**Location:** Land Adjacent To Venturefield House Rameldry Mill Bank Rameldry Kettlebridge Fife**Applicant:** Mr Greg Wilson Dams Farm Kingskettle Cupar Fife KY15 7TY**Agent:** Philip Walker Parkwell Kingskettle Fife UK KY15 7TY**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, details of proposed landscape treatment and the phasing of development;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
  - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
  - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
  - (h) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

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

2. Prior to any works starting on site, visibility splays of 3m x 160m to the West and 3m x 170m to the East shall be provided at the junction where the private access meets with the existing C23 classified public road. The visibility splays shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level. For the avoidance of doubt, to secure this visibility splay and to ensure that it is maintained in perpetuity in both directions, all of the shrubs and vegetation growth within the roadside verges will require to be removed so that no obstruction can develop which would exceed 1.05m in height.
3. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the private access to the rear of the C23 classified public road shall be constructed in a paved material (not concrete slabs). For the avoidance of any doubt, there shall be only one access. All vehicular traffic shall be taken over the existing vehicular access only, which currently serves the dwellinghouse known as Venturefield. An additional access is not allowed onto the C23 classified public road.
4. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development

#### Guidelines.

5. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, off street parking spaces in accordance with the current Fife Council Parking Standards.
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 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.
7. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
8. 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. Anything smaller than this will not be considered as an off street parking space.
9. 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.
10. 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.

#### **Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road in accordance with the current Fife Council Transportation Development Guidelines.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road and to ensure that only one vehicular access exists to serve the proposed dwelling, the existing dwelling and the agricultural shed and to ensure that two substandard accesses do not exist.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
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 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 that no mud, debris or other deleterious material is carried on to the public road.
8. In the interest of road safety; to ensure the provision of adequate off street parking.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

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

95 **Application No:** 22/00540/DPN **Date Decision Issued:** 29/03/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Prior Notification for demolition of buildings

**Location:** 16 - 18 Low Road Auchtermuchty Cupar Fife KY14 7AU

**Applicant:** Mr Marcus Fenton Islabank Islabank Auchterarder Scotland PH3 1DR

**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland  
KY1 3NS

**Application Permitted - no conditions**

96 **Application No:** 22/00758/CLP

**Date Decision Issued:** 04/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Certificate of Lawfulness - Proposed for formation of raised platform and formation of doors to front of dwellinghouse

**Location:** Mel-Nic Cottage Monimail Cupar Fife KY15 7RJ

**Applicant:** Mr Henry Broadhurst Mel-Nic Cottage Monimail Cupar Fife KY15 7RJ

**Agent:** Chris Andrews 41 Tarvit Drive Cupar Fife KY15 5BQ

**Application Permitted - no conditions**

97 **Application No:** 22/00975/CLP

**Date Decision Issued:** 04/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Certificate of Lawfulness - Proposed for installation of 1 No. window to front of dwellinghouse

**Location:** Dunbog Farmhouse Dunbog Lindores Cupar Fife KY14 6JF

**Applicant:** Mr Andrew Hillcoat Wester Dunbog Dunbog Newburgh Scotland KY14 6JF

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

**Application Permitted - no conditions**

98 **Application No:** 22/00175/LBC

**Date Decision Issued:** 05/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Listed building consent for installation of replacement windows

**Location:** Dunira Back Wynd Falkland Cupar Fife KY15 7BX

**Applicant:** Mr Richard Harrison Dunira Back Wynd Falkland Fife Scotland KY15 7BX

**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 with horn details to match the existing windows, traditionally constructed and painted in white and thereafter permanently maintained as such and 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.

99 **Application No:** 22/00340/FULL **Date Decision Issued:** 05/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Erection of one and half storey side extension, and single storey front porch extension

**Location:** Ramornie Farmhouse Ladybank Cupar Fife KY15 7SH

**Applicant:** Mr Peter Cuthbert Ramornie Farmhouse Ramornie Farm Ladybank Cupar Scotland KY15 7SH

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

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Installation of replacement windows

**Location:** Dunira Back Wynd Falkland Cupar Fife KY15 7BX

**Applicant:** Mr Richard Harrison Dunira Back Wynd Falkland Fife Scotland KY15 7BX

**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 with horn details to match the existing windows, traditionally constructed and painted in white and thereafter permanently maintained as such and 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.

101 **Application No:** 22/00529/CLP

**Date Decision Issued:** 06/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Certificate of lawfulness (proposed) for internal works

**Location:** Back Wynd PC Back Wynd Falkland Cupar Fife KY15 7BX

**Applicant:** Fife Council Bankhead Central 1 Bankhead Park Glenrothes Scotland Ky7  
6GH

**Agent:** Nicola Pereira Bankhead Central 1 1 Bankhead Park Glenrothes Scotland  
KY7 6GH

**Application Permitted - no conditions**

102Application No: 21/03858/FULL

Date Decision Issued: 13/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Two storey extension to side and rear of dwellinghouse

**Location:** Cottage No 2 Cairnfield Farm Ladybank Cupar Fife KY15 7RD

**Applicant:** Mr Christopher Hart Cottage No 2 Cairnfield Farm Ladybank Cupar Fife KY15 7RD

**Agent:** Alastair Hood 20 Braeside Park Mid Calder Livingston EH53 0SN

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. PRIOR TO THE EXTENSION HEREBY APPROVED COMING INTO USE, the windows hereby approved on the first floor east elevation of the extension shall be obscurely glazed and shall thereafter be retained as such for the lifetime of the development.

**Reason(s):**

1. In the interest of residential amenity to ensure there is no detrimental loss of privacy to neighbouring residential properties.

103 **Application No:** 22/00582/FULL

**Date Decision Issued:** 13/04/2022

**Ward:** Howe Of Fife And Tay Coast

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 70 Back Dykes Terrace Falkland Cupar Fife KY15 7BB

**Applicant:** Mr Ryan Hepburn 70 Back Dykes Terrace Falkland Cupar Fife KY15 7BB

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

**Application Permitted - no conditions**

104 **Application No:** 21/03113/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of replacement footbridge including reconstruction of wall

**Location:** Aberdour Harbour Shore Road Aberdour Burntisland Fife KY3 0TY

**Applicant:** Fife Council (Structural Services) Fife House North Street Glenrothes Scotland  
KY7 5LT

**Agent:** Michael Anderson Bankhead Central Bankhead Park Glenrothes Fife KY7  
6GH

**Application Permitted - no conditions**

105 **Application No:** 22/00388/CLP

**Date Decision Issued:** 25/03/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of boundary fence

**Location:** Battery Road Car Park Battery Road North Queensferry Fife

**Applicant:** Fife Council Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Agent:** Nicola Pereira Bankhead Central 1 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted - no conditions**

106 **Application No:** 21/03401/FULL

**Date Decision Issued:** 28/03/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension and dormer extension to sides of dwellinghouse

**Location:** 16 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

**Applicant:** Mrs E Robertson 16 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the en-suite window within the hereby approved dormer extension shall be obscurely glazed for the lifetime of the development. Furthermore, the Juliet balcony balustrade shall also be obscurely glazed for the lifetime of the development.

**Reason(s):**

1. In the interests of residential amenity; to protect the privacy enjoyed within neighbouring properties is protected.

107 **Application No:** 22/00294/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to rear of dwellinghouse and erection of replacement boundary fence

**Location:** 26 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

**Applicant:** Mr and Mrs John Diegano 26 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of garage (retrospective)

**Location:** Spencerfield Lodge Spencerfield The Avenue Inverkeithing Dunfermline Fife KY11 9LA

**Applicant:** Mr James Brydie Spencerfield Lodge Spencerfield The Avenue Inverkeithing Dunfermline Fife KY11 9LA

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

**Reason(s):**

1. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).

109 **Application No:** 22/00048/FULL

**Date Decision Issued:** 01/04/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Dormer extension to side of dwellinghouse

**Location:** 31 Pinnel Place Dalgety Bay Dunfermline Fife KY11 9PB

**Applicant:** Mr Peter MacNab 31 Pinnel Place Dalgety Bay United Kingdom KY13 9PB

**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy Fife KY2 5PH

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Erection of dwellinghouse (Class 9) and associated development  
**Location:** Seafield House Spinnaker Way Dalgety Bay Fife  
**Applicant:** Mr Matthew Dodd Seafield House Spinnaker Way Dalgety Bay Fife  
**Agent:**

### Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Neither of the trees shown being retained in the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the planning authority. Any of these trees removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby approved shall be replaced with a tree of a size and species to be agreed in writing with the planning authority.
2. No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the planning authority and protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;
  - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
  - c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order;
  - d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
  - e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any subsequent legislation amending revoking or re-enacting that Order; no services shall be dug or laid into the ground other than in accordance with the approved details;
  - f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
  - g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.
3.
    - a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works;
    - b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme;
    - c) No fires should be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme;
    - d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the planning authority;
    - e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

4. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the curtilage of the site 2 no. parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in Drawing No 1/01. Such parking provision shall be retained for the lifetime of the development.

**Reason(s):**

1. To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality.
2. To ensure the well-being of the trees, in the interests of the amenity and environmental quality of the locality.
3. To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality.
4. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.

111 **Application No:** 21/02833/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Formation of raised platform

**Location:** 27 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

**Applicant:** Ms Linda Cooper 27 The Bridges Dalgety Bay UK KY11 9xz

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

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central

**Proposal:** Conservation area consent for demolition of non-listed building in conservation area

**Location:** 2 West Fergus Place Kirkcaldy Fife KY1 1UR

**Applicant:** Mr & Mrs Derek Muir 2 West Fergus Place Kirkcaldy Fife KY1 1UR

**Agent:** Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. NO DEMOLITION WORKS SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

**Reason(s):**

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the conservation area.

**Ward:** Kirkcaldy Central  
**Proposal:** Single storey extension and dormer extension to the rear of dwellinghouse  
**Location:** 13 Lady Helen Street Kirkcaldy Fife KY1 1PS  
**Applicant:** Mr R Herbert 13 Lady Helen Street Kirkcaldy Scotland KY1 1PS  
**Agent:** Bill Crawford 3 Ritchie Place Bo'ness Scotland EH51 9TU

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

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

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

2. BEFORE ANY WORKS START ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for prior written approval of Fife Council as Planning Authority.

### **Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Abbotshall and Central Kirkcaldy Conservation Area within which the site is located.

**Ward:** Kirkcaldy Central

**Proposal:** External alterations including installation of replacement windows and door and a single storey extension to rear and side of dwellinghouse

**Location:** 8 William Street Kirkcaldy Fife KY1 1TW

**Applicant:** Mr Scott Henderson 8 William Street Kirkcaldy Scotland KY1 1TW

**Agent:** Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline UK KY11 9JF

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved replacement windows shall match the existing windows in terms of opening method, detailing and frame thickness.
2. FOR THE AVOIDANCE OF DOUBT, the hereby approved replacement front door shall match the existing in terms of form and detailing unless otherwise agreed in writing 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.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

115 **Application No:** 20/01535/LBC

**Date Decision Issued:** 28/03/2022

**Ward:** Kirkcaldy Central

**Proposal:** Listed building consent for repainting shopfront and installation of signage

**Location:** 73 High Street Kirkcaldy Fife KY1 1LN

**Applicant:** Miss Corrie Robertson 73 High Street Kirkcaldy United Kingdom KY1 1LN

**Agent:**

**Application Permitted - no conditions**

116 **Application No:** 20/01638/FULL

**Date Decision Issued:** 28/03/2022

**Ward:** Kirkcaldy Central

**Proposal:** Re-painting exterior of building (retrospective)

**Location:** 73 High Street Kirkcaldy Fife KY1 1LN

**Applicant:** Miss Corrie Robertson 73 High Street Kirkcaldy United Kingdom KY1 1LN

**Agent:**

**Application Permitted - no conditions**

117 **Application No:** 21/03944/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Kirkcaldy Central

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

**Location:** 2 West Fergus Place Kirkcaldy Fife KY1 1UR

**Applicant:** Mr & Mrs Derek Muir 2 West Fergus Place Kirkcaldy Fife KY1 1UR

**Agent:** Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East  
**Proposal:** Canopy extension to industrial building (Class 5)  
**Location:** Unit 9 Randolph Industrial Estate Randolph Court Kirkcaldy Fife  
**Applicant:** Kwikpac Ltd Kwikpac Ltd Kwikpac Ltd Unit 9 Randolph Industrial Estate Randolph Court Kirkcaldy Scotland KY1 2YY  
**Agent:** Phil Birse 26 Montrose Road Forfar Scotland DD8 2HT

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the new canopy extensions coming into use, there shall be provided within the curtilage of the site 15 off-street parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
2. Prior to the new canopy extensions coming into use, 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.
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 works on site shall cease immediately and Fife Council as Planning Authority shall be notified in writing in 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 Planning Authority or (b) the 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 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 whole application site has been remediated in accordance with the approved Remediation Strategy and Validation Report in respect of those works that has been approved in writing by Fife Council as Planning Authority.

### **Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities
2. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
3. To ensure all contamination within the site is dealt with.

**Ward:** Kirkcaldy East  
**Proposal:** Approval of matters required by Conditions 1(a) and 2(a-h) of 19/01088/PPP for Residential Development of 73 residential units (Phase 1F & 2B).  
**Location:** Land At Kingslaw Randolph Road Kirkcaldy Fife  
**Applicant:** Persimmon Homes North Scotland Broxden house Broxden Business Park Lamberkin Drive Perth Scotland PH1 1RA

**Agent:**

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 1. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

3. BEFORE ANY WORKS STARTS ON SITE, final boundary treatment details shall be submitted and approved in writing by Fife Council as planning authority. The development shall be implemented in accordance with the details approved through this condition.
4. BEFORE ANY WORK STARTS ON SITE, full details of the proposed gable enhancements shall be submitted and approved in writing by Fife Council as Planning Authority. These enhancements could take the form of additional windows from habitable rooms, gable/ window/ eaves detailing, different materials/ render colour or different boundary treatment or any other appropriate enhancement proposed by the developer. The development shall be implemented in accordance with the details approved through this condition.
5. Full details of the acoustic barrier to be erected along the boundary of the neighbouring commercial development shall be submitted to Fife Council as Planning Authority for prior written approval. Once approved, it shall be fully constructed prior to the occupation of the neighbouring residential units.

**Reason(s):**

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. In the interests of design and visual amenity.
4. In the interests of design and passive surveillance.
5. In the interests of residential amenity.

120 **Application No:** 22/00230/FULL

**Date Decision Issued:** 23/03/2022

**Ward:** Kirkcaldy North

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 2 Linn Place Kirkcaldy Fife KY2 6JA

**Applicant:** Miss Steff Ellis 2 Linn Place Kirkcaldy Fife KY2 6JA

**Agent:** Hunzinger Jonathan 108 St Clair Street Kirkcaldy Scotland KY1 2BD

**Application Permitted - no conditions**

121 **Application No:** 21/01755/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Kirkcaldy North

**Proposal:** Siting of storage container (Class 6)

**Location:** Kirkcaldy BT T E C Site 10 Hayfield Industrial Estate Hayfield Place Kirkcaldy Fife KY2 5DF

**Applicant:** British Telecom PLC 61 Southwark Street London United Kingdom SE10HL

**Agent:** Gareth Smyth 61 Southwark Street London United Kingdom SE10HL

**Application Permitted - no conditions**

122Application No: 22/00244/FULL

Date Decision Issued: 25/03/2022

**Ward:** Kirkcaldy North

**Proposal:** Erection of fence

**Location:** 36 Gleneagles Gardens Kirkcaldy Fife KY2 6SX

**Applicant:** Mr Sean Law 36 Gleneagles Gardens Kirkcaldy Fife KY2 6SX

**Agent:**

**Application Permitted - no conditions**

123 **Application No:** 22/00847/CLP

**Date Decision Issued:** 31/03/2022

**Ward:** Kirkcaldy North

**Proposal:** Erection of single storey extension to rear of dwelling

**Location:** 40 Kingston Road Kirkcaldy Fife KY2 6FE

**Applicant:** Mrs Fiona Cunningham 40 Kingston Road Kirkcaldy Fife KY2 6FE

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

**Application Permitted - no conditions**

124 **Application No:** 20/01002/NMV1

**Date Decision Issued:** 14/04/2022

**Ward:** Kirkcaldy North

**Proposal:** Erection of nursery with associated external play areas including erection of fencing, formation of car parking and storage areas (Non-Material Variation to 20/01002/FULL for addition of service cages)

**Location:** Fair Isle Family Nurture Centre 27 Appin Crescent Kirkcaldy Fife KY2 6EJ

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

**Agent:** Louise Smith Savoy Tower 77 Renfrew Street Glasgow G2 3BZ

**Application Permitted - no conditions**

125 **Application No:** 21/03872/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** External alterations to flatted dwelling

**Location:** Inglewood Links Road Leven Fife KY8 4HR

**Applicant:** Mr K Cumming Inglewood Links Road Leven Fife Scotland KY8 4HR

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

**Application Permitted - no conditions**

126 **Application No:** 21/03875/LBC

**Date Decision Issued:** 22/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed building consent for internal alterations and installation of rooflight

**Location:** Rose Cottage 3 North Feus Upper Largo Leven Fife KY8 6ER

**Applicant:** Mrs Kirsten Loweir Rose Cottage 3 North Feus Upper Largo Leven Fife KY8 6ER

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

**Application Permitted - no conditions**

127 **Application No:** 21/03877/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of rooflight

**Location:** Rose Cottage 3 North Feus Upper Largo Leven Fife KY8 6ER

**Applicant:** Mrs Kirsten Loweir Blank Rose Cottage 3 North Feus Upper Largo Leven Fife  
KY8 6ER

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

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Porch extension to front, dormer extensions to front and rear of dwellinghouse and erection of domestic outbuilding  
**Location:** Barnet North Links Leven Fife KY8 4SP  
**Applicant:** Mr Mark Staig Barnet North Links Leven Scotland KY8 4SP  
**Agent:** Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, before the proposed dormer balcony area hereby approved is brought into use, a 1500mm high glazed east facing side balcony screen panel shall be installed and shall be finished in opaque glazing and thereafter permanently maintained as such in perpetuity.
2. FOR THE AVOIDANCE OF DOUBT, the proposed domestic outbuilding and converted garage hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse as a sunroom, wc and storage room and not as a separate dwellinghouse. Furthermore, the domestic outbuilding shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

**Reason(s):**

1. In the interests of safeguarding residential amenity; to ensure that privacy of the neighbouring to the east is protected.
2. In order to retain full control of the development and to avoid the creation of an additional permanent dwellinghouse.

129 **Application No:** 22/00096/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 56 Keilburn Lundin Links Leven Fife KY8 6DD

**Applicant:** Mr Ashley Tomlinson 56 Keilburn Lundin Links Leven Scotland KY8 6DD

**Agent:**

**Application Permitted - no conditions**

130 **Application No:** 21/03960/FULL

**Date Decision Issued:** 29/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of storage shed (removal of existing shed)

**Location:** Letham Feus Caravan Park Leven Fife KY8 5NT

**Applicant:** Letham Feus Caravan Park Ltd Letham Feus Caravan Park Level Fife  
Scotland KY8 5NT

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

**Application Permitted - no conditions**

131 **Application No:** 22/00101/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension at side and rear of property

**Location:** Lingmoor Carberry Park Leven Fife KY8 4JG

**Applicant:** Mr Paul Gillen Lingmoor Carberry Park Leven Scotland KY8 4JG

**Agent:** Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

**Application Permitted - no conditions**

132Application No: 22/00115/FULL

Date Decision Issued: 01/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Dormer extension to rear of dwellinghouse

**Location:** 14 Beech Park Leven Fife KY8 5NG

**Applicant:** Mr Declan Guild 14 Beech Park Leven Scotland KY8 5NG

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

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo

**Proposal:** Formation of balcony to rear dormer to dwellinghouse

**Location:** 22 Bourtree Brae Lower Largo Leven Fife KY8 6HX

**Applicant:** Mrs Joan Sneddon 22 Bourtree Brae Lower Largo Scotland KY8 6HX

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, before the proposed dormer balcony area hereby approved is brought into use, a 1500mm high glazed east facing side balcony screen panel shall be installed and shall be finished in opaque glazing and thereafter permanently maintained as such in perpetuity.

**Reason(s):**

1. In the interests of safeguarding residential amenity; to ensure that privacy of the neighbouring to the east is protected.

134 **Application No:** 22/00178/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Leven, Kennoway And Largo

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

**Location:** 44 Largo Road Lundin Links Leven Fife KY8 6DH

**Applicant:** Mr & Mrs D. Kirk 44 Largo Road Lundin Links Leven Fife KY8 6DH

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

**Application Permitted - no conditions**

135 **Application No:** 22/00262/FULL

**Date Decision Issued:** 08/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of raised terrace and pergola to rear of dwellinghouse

**Location:** The Beeches 2A Victoria Road Lundin Links Leven Fife KY8 6AX

**Applicant:** Mr and Mrs Barry and Stella Simpson The Beeches 2A 2A Victoria Road  
Lundin Links LEVEN United Kingdom KY8 6AX

**Agent:**

**Application Permitted - no conditions**

136 **Application No:** 22/00500/ADV

**Date Decision Issued:** 08/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Adverting Consent for the installation of wall mural

**Location:** Diageo Scotland Ltd Banbeath Industrial Estate Banbeath Road Leven Fife  
KY8 5HD

**Applicant:** Mr Peter Kerridge Cornerstone 60 South Gyle Crescent Edinburgh Scotland  
EH12 9EB

**Agent:**

**Application Permitted - no conditions**

137 **Application No:** 22/00122/FULL

**Date Decision Issued:** 12/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** External alterations including installation of new windows, doors and erection of balcony

**Location:** Crusoe Hotel 2 Main Street Lower Largo Leven Fife KY8 6BT

**Applicant:** TBC Pub Company The Crusoe 2 Main Street Lower Largo Fife KY8 6BT

**Agent:** Gillian Morris 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

**Application Permitted - no conditions**

138 **Application No:** 22/00318/FULL

**Date Decision Issued:** 12/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of replacement windows and doors to dwellinghouse

**Location:** 19 South Feus Upper Largo Leven Fife KY8 6EQ

**Applicant:** Mr & Mrs A. Butters 19 South Feus Upper Largo Leven U.K. KY8 6EQ

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

**Application Withdrawn**

139 **Application No:** 22/00193/FULL

**Date Decision Issued:** 14/04/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations and extension to existing garage to form domestic music studio, store and greenhouse, installation of solar panels, rooflights and flue

**Location:** 5 Drum Park Lower Largo Leven Fife KY8 6DA

**Applicant:** Ms Sandra Taylor 5 Drum Park Lower Largo Fife KY8 6DA

**Agent:** Samantha Stone 85 High Street Newburgh United Kingdom KY14 6DA

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Two storey extension to side of dwellinghouse  
**Location:** 15 Hugh Avenue Lochgelly Fife KY5 9DX  
**Applicant:** Ms Sarah Erskine 15 Hugh Avenue Lochgelly KY5 9DX  
**Agent:** Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
2. Prior to the occupation of the extended part of the dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
3. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No pr-02 Rev C. 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 adequate visibility at road junctions etc.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

141 **Application No:** 22/00287/CLP

**Date Decision Issued:** 22/03/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Certificate of lawfulness (proposed) for erection of domestic garden room

**Location:** 24 Boswell Knowe Lochgelly Fife KY5 9HS

**Applicant:** Mr David Moore 24 Boswell Knowe Lochgelly Fife KY5 9HS

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

**Application Permitted - no conditions**

142Application No: 21/00326/FULL

Date Decision Issued: 31/03/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use of brownfield site to storage facility (Class 6) to allow for siting of 56 storage containers and erection of boundary fence (temporary permission for 5 years)

**Location:** Land Adjacent To 44 - 48 Lochleven Road Lochore Fife

**Applicant:** Mr Stuart Irvine 5 Cartmore Industrial Estate Lochgelly Scotland KY5 8LL

**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

### **Application Refused**

#### **Reason(s):**

1. The Class 6 land use is not compatible with the Lochore Local Shopping Centre. The use would not attract people into the surrounding area or contribute towards the vitality and viability of the Local Shopping Centre and the local economy. Insufficient information has been submitted to demonstrate that the use would not have an adverse effect on any of the neighbouring land uses. Furthermore, there are road safety concerns raised. Accordingly, the application is contrary to FIFEplan (2017) Policies 1, 3, 6 and 10. The application is therefore recommended for refusal.

143 **Application No:** 21/02475/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Two storey extension to front of dwellinghouse

**Location:** Lambsha Cottage Kirkcaldy Fife KY2 6QX

**Applicant:** Mr P Basford 28 Bractullo Gardens Letham DD8 2XG

**Agent:** Alex. Craig 12 Clerk Street Brechin DD9 6AE

**Application Refused**

**Reason(s):**

1. In the interests of visual amenity; the proposal is contrary to Policies 1 and 10 of the Adopted FIFEplan 2017, and Fife Council's Approved Planning Customer Guidelines on Home Extensions (including garages and conservatories), in that the proposed extension in terms of its size, scale, form, massing and siting, would have an incongruous and overbearing visual impact on the character, setting and appearance of the traditional style cottage.

144 **Application No:** 21/03380/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Conservatory extension and formation of replacement raised platform and stairs to rear of dwellinghouse

**Location:** 75 Kirkton Park Ballingry Lochgelly Fife KY5 8PD

**Applicant:** Mr Allan Wilson 75 Kirkton Park Ballingry KY5 8PD

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

**Application Permitted - no conditions**

145 **Application No:** 22/00465/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of canopy (retrosepctive)

**Location:** Railway Tavern 1 - 3 Cardenden Road Cardenden Lochgelly Fife KY5 0PA

**Applicant:** Mrs Alison Duncan 6 Cardenden Road Cardenden Scotland KY5 0PB

**Agent:** Toni Coppola 12 Lady Nina Squ. Coaltown Of Balgonie Fife KY7 6HN

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 126 Small Street Lochgelly Fife KY5 9AX

**Applicant:** Mr and Mrs Tam and Dawn Templeman 126 Small Street Lochgelly KY5 9AX

**Agent:**

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the extended part of the dwelling coming into use, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

### **Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of dwellinghouse (Class 9) with associated domestic garage and formation of access  
**Location:** Land At Wester Cartmore Farm Cartmore Road Lochgelly Fife  
**Applicant:** Mr And Miss Billy And Yvonne Ritchie And Goodall 29 Stewart Crescent Lochgelly Scotland KY5 9PG

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

1. No development shall commence (excluding the demolition of existing structures) until: a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
2. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
3. Prior to any development hereby approved commencing on site, a detailed schedule and plan shall have been submitted to and approved by the planning authority identifying all of the eroded and potholed sections of the vehicular access track between the application site and McGregor Avenue and setting out proposed repairs of these sections. The repairs identified in the approved schedule and plan shall have been implemented on the completion of the construction phase of the dwellinghouse hereby approved but prior to the occupation of the dwellinghouse hereby approved.
4. Notwithstanding the details shown in the approved drawings, the following shall have been submitted to and approved in writing by the planning authority in advance of the construction of the development hereby approved: a) details of a SuDS layout to serve the development showing a general arrangement of the drainage system, outline details of any attenuation features, and details of any flow controls and how they comply with Sewers for Scotland guidance; b) calculations to show how the attenuation volume has been calculated and how 1:30yr+climate change event has been attenuated, and how the difference between the 1:30yr+climate change and 1:200yr+climate change flows are accommodated within the development site without detriment to the development; c) assessment of maximum groundwater level at the location of any underground or surface attenuation features to demonstrate that the base of these features remains above this level; d) Infiltration test records (to BRE365), if a traditional soakaway is proposed; and e) completed SuDS certification in accordance with the relevant Council guidance.
5. Notwithstanding the details shown in the drawings hereby approved, all external materials and hard surfaces, including the garage doors, shall be in accordance with a written specification (and where necessary samples) which shall have been submitted to and approved in writing by the planning authority in advance of their use.

**Reason(s):**

1. To safeguard the development from ground instability arising from past coal mining activity.
2. To safeguard the development from ground instability arising from past coal mining activity.
3. In the interests of road safety; to ensure the provision of an adequate vehicular access to the site at the time of completion.
4. In the interests of avoiding flooding.
5. In the interests of visual amenity.



**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use from agricultural land to private garden ground and erection of decking and play equipment (all retrospective)

**Location:** 19 Woodland Gait Cluny Fife KY2 6NS

**Applicant:** Mr & Mrs Edward Paterson 19 Woodland Gait Cluny Kirkcaldy Scotland KY2 6NS

**Agent:** Fouin Bell 1 John's Place Edinburgh City of Edinburgh EH6 7EL

### **Application Refused**

#### **Reason(s):**

1. In the interests of safeguarding the countryside from unplanned and unjustified development; the development constitutes an unplanned incursion into open countryside, beyond the established settlement boundary for Cluny, which is not justified in terms of and is therefore contrary to the provisions of Policy 1: Development Principles and Policy 7: Development in the Countryside of the adopted FIFEplan Fife Local Development Plan (2017), which policies presume against development in the countryside other than in specified circumstances. Approval of planning permission would likely set a precedent for other similar development contributing to poor settlement containment and the erosion of rural character next to settlements, contrary to the vision and strategy of FIFEplan.

149 **Application No:** 21/03831/FULL

**Date Decision Issued:** 08/04/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Dormer extension to front and dormer extension rear of dwellinghouse

**Location:** 67 David Street Lochgelly Fife KY5 9QZ

**Applicant:** Mr Jimmy Schiavone 67 David Street Lochgelly KY5 9QZ

**Agent:** Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Amendment to positioning of four housetypes of 'Block X' of application 19/03673/FULL - Erection of 59 affordable housing units with associated roads, parking and landscaping

**Location:** Land To The East Of Jamphlars Court Bowhill Cardenden Fife

**Applicant:** Kingdom Housing Association Kingdom Housing Association Saltire Centre Pentland Court Glenrothes UK KY6 2DA

**Agent:** Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

### **Application Permitted with Conditions**

#### **Approve subject to the following condition(s):-**

1. THE UNITS HEREBY APPROVED, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and will be held as such for the lifetime of the development.
2. Prior to occupation of any dwellinghouse, off-street car parking for the dwellinghouses shall be provided and available for use in accordance with Fife Council's Transportation Development Guidelines. The parking spaces shall be retained through the lifetime of the development.
3. In the event that the repositioning of Block X of application 19/03673/FULL has resulted in changes to the agreed works detailed in the approved Remediation Strategy for that planning application, an updated strategy shall be submitted by the developer to and approved in writing by the local planning authority before any works commence on site. 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.

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](http://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 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. No building demolition or vegetation clearance shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Class 1A, 1B, 1C and Class 3A and 3B shall be undertaken within the curtilages of the dwellinghouses at Plots 56, 57 and 58.

**Reason(s):**

1. In order to define the terms of the consent.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
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 interests of species protection.
7. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the small garden areas associated with some of the dwellinghouses

**Ward:** Rosyth  
**Proposal:** Single storey extension as ancillary residential accommodation and raised platform to side, installation of access ramp to front/side and installation of window in place of door to front of dwellinghouse  
**Location:** Blanerne West Road Charlestown Dunfermline Fife KY11 3EW  
**Applicant:** Mr Geoff Fenlon Blanerne West Road Charlestown KY11 3EW  
**Agent:** Peter Cummins 1 West Road Charlestown KY11 3EW

**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.

152Application No: 22/00443/CLP

Date Decision Issued: 22/03/2022

**Ward:** Rosyth

**Proposal:** Certificate of Lawfulness - Proposed for replacement single storey extension to side of dwellinghouse

**Location:** 18 Peasehill Brae Rosyth Dunfermline Fife KY11 2AP

**Applicant:** Mr and Mrs Iain & Tracey McDonald 18 Peasehill Brae Rosyth Fife KY11 2AP

**Agent:** Jamie Russell 159 Dunkeld Road Perth United Kingdom PH1 5AU

**Application Permitted - no conditions**

153 **Application No:** 21/03119/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Rosyth

**Proposal:** Installation of replacement doors to front and side of dwellinghouse

**Location:** 13 Main Street Limekilns Dunfermline Fife KY11 3HL

**Applicant:** Scottish Water C/o Catherine Souter Bell Bullion House Invergowrie Dundee  
DD2 5BB

**Agent:**

**Application Permitted - no conditions**

154 **Application No:** 21/03120/LBC

**Date Decision Issued:** 25/03/2022

**Ward:** Rosyth

**Proposal:** Listed building consent for installation of replacement doors to front and side of dwellinghouse

**Location:** 13 Main Street Limekilns Dunfermline Fife KY11 3HL

**Applicant:** Scottish Water C/o Catherine Souter Bell Bullion House Invergowrie Dundee  
United Kingdom DD2 5BB

**Agent:**

**Application Permitted - no conditions**

155 **Application No:** 21/03231/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** Rosyth  
**Proposal:** Two/single storey extension to side/rear of dwellinghouse  
**Location:** 142 Park Road West Rosyth Dunfermline Fife KY11 2SR  
**Applicant:** Mrs Carin McLachlan 142 Park Road West Rosyth KY11 2SR  
**Agent:** Craig Williamson 9 Peploe Rise Dunfermline KY11 8NB

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No BW.08 Rev A. The parking spaces shall be retained for the lifetime of the development.
2. Prior to the occupation of the extended part of the dwelling, the construction of any widening of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.

**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 off-street parking facilities.

156 **Application No:** 22/00334/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** Rosyth

**Proposal:** Porch extension to front and single storey extension to rear of dwellinghouse

**Location:** 24 Backmarch Crescent Rosyth Dunfermline Fife KY11 2RW

**Applicant:** Mrs Melanie Barber 24 Backmarch Crescent Rosyth KY11 2RW

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

**Application Permitted - no conditions**

157 **Application No:** 21/02591/FULL

**Date Decision Issued:** 05/04/2022

**Ward:** Rosyth

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 5 Norval Place Rosyth Dunfermline Fife KY11 2RJ

**Applicant:** Mr Ihor Hlukhanyuk 5 Norval Place Rosyth KY11 2RJ

**Agent:** Alison Arthur 85 High Street Newburgh KY14 6DA

**Application Permitted - no conditions**

158 **Application No:** 21/03645/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Rosyth

**Proposal:** Single storey extension and dormer extension to rear of dwellinghouse

**Location:** 43 Admiralty Road Rosyth Dunfermline Fife KY11 2QN

**Applicant:** Mrs Nazia Uddin 43 Admiralty Road Rosyth KY11 2QN

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

**Application Permitted - no conditions**

159 **Application No:** 21/03683/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Rosyth

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 5 Farm Road Crombie Dunfermline Fife KY12 8LD

**Applicant:** Mr Lee Breillat 5 Farm Rd Crombie KY12 8LD

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted - no conditions**

160 **Application No:** 22/00027/FULL

**Date Decision Issued:** 11/04/2022

**Ward:** Rosyth

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** Struan 12 Orchard Grove Crombie Dunfermline Fife KY12 8JP

**Applicant:** Mr P Ewing Struan 12 Orchard Grove Crombie KY12 8JP

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

**Application Permitted - no conditions**

161 **Application No:** 21/03607/FULL

**Date Decision Issued:** 21/03/2022

**Ward:** St. Andrews

**Proposal:** Erection of replacement garage, store and workshop

**Location:** 4 Spottiswoode Gardens St Andrews Fife KY16 8SA

**Applicant:** Mr and Mrs Alasdair and Sheena MacDonald 4 Spottiswoode Gardens St Andrews Fife KY16 8SA

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. The proposed external finishing materials to walls and windows shall closely 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.

162Application No: 22/00045/FULL

Date Decision Issued: 21/03/2022

**Ward:** St. Andrews

**Proposal:** Demolition of modern extensions with associated works

**Location:** Madras College South Street St Andrews Fife KY16 9EJ

**Applicant:** University Of St Andrews Estates Office Woodburn Place St Andrews Scotland  
KY16 8LA

**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3  
8EG

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a photographic record of the buildings to be demolished are to be submitted by the developer and approved in writing by this Planning Authority.
2. In line with the Bat Conservation Trust (BCT) survey guidelines, presence/absence surveys should be completed during the active season (May to September, inclusive) and submitted to and approved in writing by the Planning Authority prior to the commencement of demolition works.
3. All trees to be retained as detailed on the 'Tree Surgery Proposals' are to be protected in adherence to BS 5837:2012 (Trees in relation to Design, Demolition and Construction).

### **Reason(s):**

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the recording of buildings within an area of archaeological importance.
2. To confirm the absence of bats within the buildings.
3. To protect the trees on the site.

163 **Application No:** 22/00046/LBC

**Date Decision Issued:** 21/03/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the demolition of modern extensions with associated works

**Location:** Madras College South Street St Andrews Fife KY16 9EJ

**Applicant:** University Of St Andrews Estates Office Woodburn Place St Andrews Scotland KY17 8LA

**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

**Application Permitted - no conditions**

164 **Application No:** 22/00610/CLE

**Date Decision Issued:** 21/03/2022

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (existing) for change of use from flatted dwelling to HMO (3 persons)

**Location:** 16 Abbey Court St Andrews Fife KY16 9TL

**Applicant:** Mr Alistair Duvoisin 16 Abbey Court St Andrews Scotland KY16 9TL

**Agent:** Susan Laing 114 South Street St Andrews Scotland KY16 9QD

**Application Permitted - no conditions**

165 **Application No:** 21/03307/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Erection of office unit (Class 4) (remove existing) and erection of storage sheds

**Location:** St Andrews Cathedral The Pends St Andrews Fife KY16 9QU

**Applicant:** Miss Christine Anderson Longmore House Salisbury Place Edinburgh United Kingdom EH91SH

**Agent:**

**Application Permitted - no conditions**

166 **Application No:** 21/03366/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** External alterations to church hall including installation of replacement windows and door, formation of porch entrance, erection of garage, shed and timber screening, formation of pathway and installation of lighting

**Location:** St James Church Hall St James R C Church 17 The Scores St Andrews Fife KY16 9AR

**Applicant:** Mr Anthony McConachie St James R C Church 17 The Scores St Andrews Fife KY16 9AR

**Agent:** Norman Gibb 22A School Road Balmullo St Andrews UK KY16 0BD

**Application Permitted - no conditions**

167 **Application No:** 21/03828/CAC

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Complete Demolition in a Conservation Area

**Location:** St Andrews Cathedral The Pends St Andrews Fife KY16 9QU

**Applicant:** Miss Christine Anderson Longmore House Salisbury Place Edinburgh United Kingdom EH91SH

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

**Reason(s):**

1. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Conservation Area.

168 **Application No:** 22/00053/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Replacement of 4 No. windows (in retrospect)

**Location:** 14A Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mrs Elizabeth Ferguson 2468 Kirk Ln, NW Kennesaw United States 30152

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Within 2-months of the date of this approval unless otherwise agreed in writing, the existing trickle vents and beading must be removed and traditional four putty added and thereafter permanently maintained as such for the lifetime of the development.

**Reason(s):**

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

169 **Application No:** 22/00305/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Relocation of west gate pier, widen entrance access and drop kerb along with the relocation of water pipe and tap; Replace timber gates with metal gates

**Location:** St Andrews Cathedral The Pends St Andrews Fife KY16 9QU

**Applicant:** Miss Christine Anderson Longmore House Salisbury Place Edinburgh United Kingdom EH91SH

**Agent:** Christine Anderson Longmore House Salisbury Place Edinburgh United Kingdom EH91SH

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the first of the proposed access, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
2. The construction to lengthen the vehicular crossing shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.

### **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 and pedestrian safety; to ensure the provision of an adequate design layout and construction.

170 **Application No:** 22/00311/LBC

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal and external alterations including installation of replacement windows and door, erection of garage, shed and timber screening, formation of porch entrance, formation of pathway and installation of lighting

**Location:** St James Church Hall St James R C Church 17 The Scores St Andrews Fife KY16 9AR

**Applicant:** Mr Anthony McConachie St James Church Hall St James R C Church 17 The Scores St Andrews Fife KY16 9AR

**Agent:** Norman Gibb 22A School Road Balmullo St Andrews UK KY16 0BD

**Application Permitted - no conditions**

171 **Application No:** 22/00702/CLP

**Date Decision Issued:** 22/03/2022

**Ward:** St. Andrews

**Proposal:** Single storey extension to rear of dwellinghouse

**Location:** 13 Jamie Anderson Place St Andrews Fife KY16 8YG

**Applicant:** Ms Dawn Redman 13 Jamie Anderson Place St Andrews Fife KY16 8YG

**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

**Application Permitted - no conditions**

172 **Application No:** 22/00052/LBC

**Date Decision Issued:** 23/03/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for 4 No. replacement windows (retrospect)

**Location:** 14A Hope Street St Andrews Fife KY16 9HJ

**Applicant:** Mrs Elizabeth Ferguson 2468 Kirk Ln, NW Kennesaw United States 30152

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Within 2-months of the date of this approval unless otherwise agreed in writing, the existing trickle vents and beading must be removed and traditional four putty added and thereafter permanently maintained as such for the lifetime of the development.

**Reason(s):**

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

173 **Application No:** 21/03441/FULL

**Date Decision Issued:** 24/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows to ancillary structure

**Location:** Woodlands 1 Bonfield Road Strathkinness St Andrews Fife KY16 9RR

**Applicant:** Mr & Mrs A Gray Woodlands 1 Bonfield Road Strathkinness St Andrews Fife  
KY16 9RR

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

**Application Permitted - no conditions**

174 **Application No:** 22/00042/FULL

**Date Decision Issued:** 24/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of rooflight to dwellinghouse

**Location:** Turret Cottage 45A South Street St Andrews Fife KY16 9QR

**Applicant:** Mr Ian Inglis 7 Gladstone Place Aberdeen United Kingdom AB10 6UX

**Agent:**

**Application Permitted - no conditions**

175 **Application No:** 22/00329/FULL

**Date Decision Issued:** 24/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 55B South Street St Andrews Fife KY16 9QR

**Applicant:** Rev & Mrs D. Coulter 55b South Street ST ANDREWS U.K. KT16 9QR

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

**Application Permitted - no conditions**

176 **Application No:** 22/00330/LBC

**Date Decision Issued:** 24/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 55B South Street St Andrews Fife KY16 9QR

**Applicant:** Rev & Mrs D. Coulter 55B South Street St Andrews U.K. KY16 9QR

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Single storey extension (ancillary accommodation) to side of dwellinghouse

**Location:** 6 Spottiswoode Gardens St Andrews Fife KY16 8SA

**Applicant:** Mrs Sharon Orr 6 Spottiswoode Gardens St Andrews Fife KY16 8SA

**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 permanent separate dwellinghouse. Furthermore, the accommodation shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, 3 off-street parking spaces shall be maintained and kept available as such within the curtilage of 6 Spottiswoode Gardens for the lifetime of the development in accordance with the current Fife Council Transportation Development Guidelines
3. 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 order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To ensure an adequate provision of off-street car parking is maintained.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

178 **Application No:** 22/00372/LBC

**Date Decision Issued:** 25/03/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal and external alterations

**Location:** 31 Bell Street St Andrews Fife KY16 9UR

**Applicant:** Undefined KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

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

**Application Permitted - no conditions**

179 **Application No:** 22/00433/LBC

**Date Decision Issued:** 25/03/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal and external alterations (Demolition of part of building)

**Location:** 29 Bell Street St Andrews Fife KY16 9UR

**Applicant:** KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

### **Reason(s):**

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

180 **Application No:** 21/03528/FULL

**Date Decision Issued:** 29/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 33E North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Dr Sue Valente 33E North Castle Street St Andrews Fife KY16 9BG

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

**Application Permitted - no conditions**

181 **Application No:** 21/03530/LBC

**Date Decision Issued:** 29/03/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of replacement windows

**Location:** 33E North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Dr Sue Valente 33E North Castle Street St Andrews Fife KY16 9BG

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

**Application Permitted - no conditions**

182 **Application No:** 22/00676/CLE

**Date Decision Issued:** 29/03/2022

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (existing) for change of use from dwellinghouse to HMO (6 persons).

**Location:** 95 Bridge Street St Andrews Fife KY16 8AA

**Applicant:** N & G Hood Furnished Lettings 27 South Street St Andrews Scotland KY16 9QR

**Agent:** Alastair Brown 12A Hope Street St Andrews Scotland KY16 9HJ

**Application Permitted - no conditions**

183 **Application No:** 21/03755/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows, boundary railing and gate

**Location:** 45 Kinnessburn Road St Andrews Fife KY16 8AD

**Applicant:** Mr & Mrs P Graham 45 Kinnessburn Road St Andrews Fife KY16 8AD

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

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Single storey extension at roof level  
**Location:** 17 The Square Green 26 Kinnessburn Road St Andrews Fife KY16 8TW  
**Applicant:** Mr Douglas Macleod 17 The Square Green 26 Kinnessburn Road St Andrews Fife KY16 8TW  
**Agent:** Kenneth Wallace Swilken House 35 Largo Road St Andrews Scotland KY16 8NJ

**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.
2. FOR THE AVOIDANCE OF DOUBT, the external detailing to all glazing, doors, eaves, and roof are to match the details on the existing building in every respect unless otherwise agreed in writing with n this Planning Authority BEFORE WORKS COMMENCE ON SITE
3. The hours of construction for the development hereby approved shall be restricted to between 8.00 am and 5.00 pm Monday to Friday and 9.00 am and 5.00 pm on a Saturday. No works or activity shall take place at any time on a Sunday, 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.
2. To reserve the rights of the Planning Authority with respect to these details.
3. In the interests of protecting the surrounding amenity.

185 **Application No:** 22/00387/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** St. Andrews

**Proposal:** Installation of railings to form enclosed bicycle storage

**Location:** Hall Of Residence Gannochy House North Street St Andrews Fife KY16 9BQ

**Applicant:** University Of St Andrews Gannochy House North Street St Andrews UK KY16 9BQ

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

**Application Permitted - no conditions**

186 **Application No:** 21/01206/NMV1

**Date Decision Issued:** 01/04/2022

**Ward:** St. Andrews

**Proposal:** Erection of single storey extension to retail unit (Class 1) (demolition of existing extension and stair tower) (Non-Material Variation to 21/01206/FULL for omission of external access stair and adjacent landscaping)

**Location:** 29 Bell Street St Andrews Fife KY16 9UR

**Applicant:** KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

**Agent:** Simon Sword Mercat House 1 Church Street St Andrews Scotland KY16 9NW

**Application Permitted - no conditions**

187 **Application No:** 21/03968/FULL

**Date Decision Issued:** 01/04/2022

**Ward:** St. Andrews

**Proposal:** Alterations to existing window openings in upper flat

**Location:** Cottage No 7 Easter Kincaple Farm Strathtyrum St Andrews Fife KY16 9SG

**Applicant:** Mr Bill Simpson Easter Kincaple 7 7 Easter Kincaple St Andrews Scotland KY16 9SG

**Agent:** Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the external window frames to the new windows hereby approved shall be coloured white to match the dwelling's existing external window frame colour unless otherwise agreed in writing with this Planning Authority prior to commencing works on site.

**Reason(s):**

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

188 **Application No:** 22/00412/CLE

**Date Decision Issued:** 05/04/2022

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (existing) for change of use from dwellinghouse to HMO (3 persons)

**Location:** 1 Lade Braes St Andrews Fife KY16 9ET

**Applicant:** Mr Alan Nelson 1 Lade Braes St Andrews Scotland KY16 9ET

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Change of use from storage associated with retail (Class 1) to form form 2 flatted dwellings and subdivision of flatted dwelling to form 2 flatted dwellings including installation of dormer extensions

**Location:** 29 Bell Street St Andrews Fife KY16 9UR

**Applicant:** KLG Estates Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

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

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

### **Reason(s):**

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

190 **Application No:** 22/00602/CLP

**Date Decision Issued:** 06/04/2022

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulness (proposed) for installation of flue

**Location:** The Schoolhouse 3 New Park Place St Andrews Fife KY16 9LL

**Applicant:** Mr Scott Cairns 3 New Park Place St Andrews Fife KY16 9LL

**Agent:**

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Erection of university building with associated parking, landscaping and infrastructure  
**Location:** Land North Of Agnes Blackadder Carpark North Haugh St Andrews Fife  
**Applicant:** University Of St Andrews Estates Office Woodburn Place St Andrews United Kingdom KY16 8LA  
**Agent:** Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. PRIOR TO ANY SITE CLEARANCE WORKS, follow up surveys to investigate for the presence of red squirrels and badgers shall be undertaken by suitably qualified professionals. The findings of these surveys shall be collated into a report(s), containing an overview of the findings and any recommendations, and submitted for the written approval of the Planning Authority. If red squirrels or badgers are discovered, appropriate mitigation measures, agreed in writing with the Planning Authority shall be put in place.
2. Prior to the commencement of any works on site, details of wheel cleaning facilities shall be submitted for the written approval of this planning authority and shall thereafter be available throughout the construction period of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
3. Prior to the commencement of any works on site, a traffic management (TM) plan covering the construction of the development shall be submitted for written approval of this planning authority. The TM plan will contain details on routing and timing of deliveries to site, including anticipated vehicle numbers, site operatives parking area, traffic management required to allow off site operations such as public utility installation, pedestrian access etc. The approved traffic management plan shall thereafter be implemented for the duration of the construction works.
4. Prior to the first occupation of the development there shall be provided within the University of St Andrews North Haugh campus cycle storage facilities in accordance with the current Parking Standards contained within the current Fife Council Transportation Development Guidelines. The cycle storage facilities shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
5. Prior to the first occupation of the development there shall be provided disabled parking bays in accordance with the current Parking Standards contained within the current Fife Council Transportation Development Guidelines. The disabled parking bays shall thereafter remain for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
6. Prior to their addition to the building, samples of the external construction materials finishes (in particular relating to the roof, windows and walls) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the building shall be constructed and finished in full accordance with the agreed samples prior to occupation unless otherwise agreed in writing with the planning authority.
7. Prior to the commencement of any works on site, a Construction Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority for approval in writing. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

It shall provide the following details:

- Site working hours;
- Adherence to good practise in protecting the environment and ecology;
- Dust, noise and vibration suppression; and
- Protection of water environment.

8. Prior to the commencement of any works on site, the developer shall submit details and specifications of protective measures necessary to safeguard the trees adjacent to the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the construction process and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
9. Prior to the first occupation of the building, the soft landscaping works, including planting of trees, hedgerows, wildflower seeding, shrubs and amenity grass, and earth mounding as specified within the approved plans shall be carried out in full unless otherwise agreed in writing by the Planning Authority.
10. Any required vegetation clearance and tree felling shall be undertaken outwith the heron nesting season (February to August inclusive) unless a pre-construction/enabling works nesting bird check, conducted by a suitably qualified ecologist, has been undertaken and submitted for the prior written approval of the planning authority.
11. Temporary lighting used during construction shall be fitted with shades to prevent light spillage outside the working area, with the lighting directed away from area of woodland adjacent to the site.
12. Prior to the first occupation of the development, solar PV panels shall be fitted on the roof of the building in accordance with the approved plans. Thereafter, the roof mounted solar PV panels shall be retained on the roof of the building for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
13. In the event that the building shall be connected to the University's District Heat Network, the Planning Authority shall be notified in writing prior to such connection taking place.
14. FOR THE AVOIDANCE OF DOUBT, bat and swift bricks/boxes shall be integrated into or fixed behind the parapets of building prior to the first occupation of the building, per the recommendations of the approved Ecological Impact Assessment and BREEAM Report (Version 4) (July 2021) (Planning Authority ref. 21B). The number of bricks/boxes shall be agreed in writing by the Planning Authority prior to their installation. Thereafter, the installed bat and swift bricks/boxes shall be retained for the lifetime of the development.
15. Prior to the first occupation of the building, the measures to mitigate flood risk as specified in the approved plans shall be carried out in full. Thereafter, the mitigation measures shall be maintained in full working order for the lifetime of the development.
16. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeologist/archaeological organisation approved by the Planning Authority, during development work. The retained archaeologist/archaeological organisation shall be afforded access at all reasonable times to observe work in progress, record, and recover items of interest and finds. Notification of the commencement date, site contact person and name of archaeologist/archaeological organisation retained by the developer shall be submitted in writing not less than 14 days before development commences.
17. FOR THE AVOIDANCE OF DOUBT, only those trees identified for removal in approved Alan Motion Tree Consulting Ltd 'Tree Protection Plan' (Drawing no. TP-01) (Planning Authority ref. 33) shall be felled unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing to inspect the site once the approved tree felling works have been carried out.
18. Within six months of the first occupation of the building, the approved compensatory woodland planting as detailed on drawing no. NHH-ATK-SW-XX-DR-A-0421 P1 (Planning Authority ref. 49) shall be carried out in full unless otherwise agreed in writing by the Planning Authority.
19. Prior to the first occupation of the building, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees to be planted within the approved compensatory woodland planting area as detailed on drawing no. NHH-ATK-SW-XX-DR-A-0421 P1 (Planning Authority ref. 49) shall be submitted for the prior written approval of the Planning Authority.
20. FOR THE AVOIDANCE OF DOUBT, any deep excavations (greater than 0.5 metres in depth) shall be covered at night to minimise the risk of animals falling into excavations, and a means of escape (typically a shallow ramp) suitable for all animals shall be provided for all excavations (including shallow ones).
21. FOR THE AVOIDANCE OF DOUBT, all pipes on site shall be capped at the end of each working day.
22. Unless otherwise agreed in writing with the Council as Planning Authority, the approved surface water drainage scheme as detailed in approved documents shall be implemented in full prior to the first occupation of the building, and thereafter maintained in full working order for the lifetime of the development.
23. Prior to the felling of any trees on the site, a report investigating the suitability of the retained woodland trees to support heron nests and the installation of artificial nesting platforms to mitigate against the loss of the

heron nests which shall be removed from the site (as a result of approved tree felling) shall be submitted for the approval of the Planning Authority in writing. The agreed mitigation measures shall thereafter be installed before the next heron nesting season (February to August inclusive) immediately following the felling of the trees unless otherwise agreed in writing by the Planning Authority.

24. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate wheel cleaning facilities.
2. In the interest of road safety; to ensure minimum disruption to residents and road users in the vicinity of the site
3. To ensure the provision of sustainable means of transport.
4. To ensure the provision of adequate off-street parking.
5. To define the terms of this permission and ensure that the building is in-keeping with the character of the surrounding area.
6. To ensure the environment in and around the site and residential amenity is protected during construction.
7. In order to ensure that no damage is caused to neighbouring trees during development operations.
8. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
9. In the interests of visual amenity and biodiversity enhancement.
10. In the interests of safeguarding nesting birds.
11. In the interests of protecting the ecology of the surrounding area.
12. In the interests of sustainability; to ensure the development meets the greenhouse gas emissions reduction targets currently in place.
13. In the interests of sustainability.
14. In the interests of safeguarding bats and nesting birds.
15. To ensure the development is not at risk of flooding.
16. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
17. In order to ensure that no additional trees are removed from the site.
18. In the interests of biodiversity enhancement.
19. In the interests of biodiversity enhancement.
20. In the interests of safeguarding protected species.
21. In the interests of protecting the ecology of the surrounding area.
22. In the interests of protecting the ecology of the surrounding area; preventing animals from becoming trapped.
23. In the interests of ensuring appropriate handling of surface water.
24. In the interests of biodiversity and providing habitats for herons.

**Ward:** St. Andrews  
**Proposal:** Installation of two new bay windows and external works including formation of sunken patio with steps and railings  
**Location:** 11A Pilmour Links St Andrews Fife KY16 9JG  
**Applicant:** Mr & Mrs Christopher & Elizabeth Hilton 11A Pilmour Links St Andrews Fife KY16 9JG  
**Agent:** Lorn Macneal 3 St Vincent Street Edinburgh Scotland EH3 6SW

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, the following details, including material finish and colour, shall be submitted for PRIOR approval in writing by the Planning Authority,
  - the existing and the proposed railings (which include the re-located gate) which enclose the east side of the sunken patio
  - paving to path, steps, and courtyardThereafter the development shall be carried out in accordance with the details and finishes approved unless changes are subsequently agreed in writing with this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, where the basement courtyard is excavated the building façade shall be faced with dressed natural stone of a type, size, colour, coursing, and texture which matches the ashlar stone work on the existing front façade.

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Planning permission in principle for erection of dwellinghouse (demolition of existing garage and outbuildings)  
**Location:** 20 Bruce Street St Andrews Fife KY16 8EB  
**Applicant:** Mrs Isobel Lindsay 20 Bruce Street St Andrews Scotland KY16 8EB  
**Agent:** Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

### **Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
  - (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) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. 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.
  - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
  - (g) A tree report detailing any trees that would be affected by the proposal
  - (h) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
2. The proposed dwellinghouses shall be restricted to a single storey in height.
3. Prior to occupation of the proposed dwellinghouse, visibility splays of 2 x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the adjacent public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines
4. Prior to the occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 2 or 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 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. 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.

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

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

7. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays  
08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

#### **Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of safeguarding residential amenity; to ensure that there is no significant detrimental impact on adjacent residential properties.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and 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 maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)
6. To ensure all contamination within the site is dealt with.
7. To protect the residential amenity of the surrounding dwellinghouses

194 **Application No:** 22/00523/FULL

**Date Decision Issued:** 12/04/2022

**Ward:** St. Andrews

**Proposal:** Repaving of lane

**Location:** Street Record Muttoes Lane St Andrews Fife

**Applicant:** St Andrews Pilgrim Foundation Kinburn Castle Doubledykes Road St Andrews  
UK KY16 9DR

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Installation of telecoms cabinet

**Location:** 1 Union Street St Andrews Fife KY16 9PQ

**Applicant:** Mr Henry Meechan Excel House Renshaw Place Eurocentral Motherwell  
Scotland ML1 4UF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. In the event that the equipment becomes obsolete or redundant it must be removed and that the site is reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.

196 **Application No:** 20/01705/FULL

**Date Decision Issued:** 14/04/2022

**Ward:** St. Andrews

**Proposal:** Change of Use from offices (Class 2) to Cafe/Restaurant (Class 3)

**Location:** 76 South Street St Andrews Fife KY16 9JZ

**Applicant:** ROCC Holdings Limited 221 West George Street Glasgow Scotland G2 2ND

**Agent:** Sam Waterson 25a Stafford Street Edinburgh Scotland EH3 7BJ

### **Application Refused**

#### **Reason(s):**

1. In the interests of protecting residential amenity; insufficient information has been submitted to demonstrate how noise and odours would be dealt with from this proposal which would be detrimental to the amenity enjoyment of local residents. The proposed development is therefore considered contrary to Policy 1 (b) criterion 6 and Policy 10 criterion 3 of the Adopted FIFEplan - Fife Local Development Plan (2017), as well as the guidance contained within Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink and the Scottish Government PAN 1/2011 - Planning and Noise (2011).

**Ward:** St. Andrews  
**Proposal:** Display of 1 no.halo illuminated fascia sign (at SITE: 2 Logies Lane) and replacement of window vinyls and refurbishment of projecting sign (at SITE: 109 South Street)  
**Location:** Trespass 109 South Street St Andrews Fife KY16 9UH  
**Applicant:** Jacobs And Turner Ltd (T/A Trespass) Vermont House 149 Vermont Street Kinning Park Glasgow Scotland G41 1LU  
**Agent:** Emilio De Marco 300 Bath Street, Spaces Triangle Building Consultancy Limited Glasgow Scotland G2 4LH

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the fascia letters to 2 Logies Lane shall be 40 mm thick letters with 20 mm stand-off from fascia with fronts and sides fully opaque unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.
2. FOR THE AVOIDANCE OF DOUBT, the halo lighting to the fascia signage to 2 Logies Lane hereby approved shall be discrete and subdued, and not overly bright.
3. FOR THE AVOIDANCE OF DOUBT, the refurbishment of the existing projecting sign to the colour RAL 7015 shall use matching materials unless otherwise agreed in writing with this Planning Authority before works commence on site.
4. FOR THE AVOIDANCE OF DOUBT, all wiring and ancillary equipment for the halo lighting to the fascia signage shall be hidden.

**Reason(s):**

1. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area within which the site is located.
3. To reserve the rights of the Planning Authority with respect to these details.
4. To reserve the rights of the Planning Authority with respect to these details.

198 **Application No:** 22/00289/FULL

**Date Decision Issued:** 14/04/2022

**Ward:** St. Andrews

**Proposal:** Installation of awning to front of building

**Location:** 129 South Street St Andrews Fife KY16 9UH

**Applicant:** Mr Ken Dalton The Adamson 127 South Street St Andrews UK KY16 9UH

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

**Application Permitted - no conditions**

199 **Application No:** 22/00290/LBC

**Date Decision Issued:** 14/04/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of awning to front of building

**Location:** 129 South Street St Andrews Fife KY16 9UH

**Applicant:** Mr Ken Dalton The Adamson 127 South Street St Andrews UK KY16 9UH

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Installation of telecommunications cabinet

**Location:** Telecommunications Cabinet Queens Terrace St Andrews Fife

**Applicant:** Mr Henry Meechan Excel House Renshaw Place Eurocentral Motherwell  
Scotland ML1 4UF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate, and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the cabinet hereby approved shall be coloured to closely match the existing boundary wall colour located to the back of the cabinet unless otherwise agreed in writing with this Planning Authority PRIOR to works commencing on site.

**Reason(s):**

1. In the interests of visual amenity ; to ensure the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
2. To minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory standard.

201 **Application No:** 22/00238/FULL

**Date Decision Issued:** 15/04/2022

**Ward:** St. Andrews

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

**Location:** Balmungo Old Farmhouse Balrymonth St Andrews Fife KY16 8LW

**Applicant:** Mr Leslie Patmore Balmungo Farmhouse St Andrews Fife KY16 8LW

**Agent:** Ruari Gardiner 209 Muirshiel Crescent Glasgow UK G53 6XD

**Application Permitted - no conditions**

**202Application No:** 22/00239/FULL

**Date Decision Issued:** 15/04/2022

**Ward:** St. Andrews

**Proposal:** Erection of garage/store to dwellinghouse

**Location:** Balmungo Old Farmhouse Balrymonth St Andrews Fife KY16 8LW

**Applicant:** Mr Leslie Patmore Balmungo Farmhouse Balmungo St Andrews UK KY16 8LW

**Agent:** Ruari Gardiner 209 Muirshiel Crescent Glasgow UK G53 6XD

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** External alterations to shop fronts  
**Location:** 109A South Street St Andrews Fife KY16 9UH  
**Applicant:** Jacobs And Turner Ltd (T/A Trespass) Vermont House 149 Vermont Street  
Kinning Park Glasgow Scotland G41 1LU  
**Agent:** Emilio De Marco 300 Bath Street, Spaces Triangle Building Consultancy  
Limited Glasgow Scotland G2 4LH

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE WORKS HEREBY APPROVED COMMENCE ON THE EAST ELEVATION OF THE EXISTING TRESPASS UNIT the middle trough light located on the east elevation shall be removed and the remaining two trough lights on this elevation shall be painted a colour which matches the colour of the existing stonework behind.
2. FOR THE AVOIDANCE OF DOUBT, the proposed slate grey and off-white external paint finishes to the elevations, and timber fascia signs, shall be in a satin finish or similar and NOT full gloss.

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Listed building consent for internal and external alterations  
**Location:** 109A South Street St Andrews Fife KY16 9UH  
**Applicant:** Jacobs And Turner Ltd (T/A Trespass) Vermont House 149 Vermont Street Glasgow Scotland G41 1LU  
**Agent:** Emilio De Marco 300 Bath Street, Spaces Triangle Building Consultancy Limited Glasgow Scotland G2 4LH

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE THE WORKS HEREBY APPROVED COMMENCE ON THE EAST ELEVATION OF THE EXISTING TRESPASS UNIT the middle trough light located on the east elevation shall be removed and the remaining two trough lights on this elevation shall be painted a colour which matches the colour of the existing stonework behind.
2. FOR THE AVOIDANCE OF DOUBT, all external paint finishes to the elevations, and timber fascia sign, shall be in a satin finish or similar and NOT full gloss.
3. FOR THE AVOIDANCE OF DOUBT, the refurbishment of the projecting sign to change its colour to RAL 7015 shall use matching materials unless otherwise agreed in writing with this Planning Authority before works commence on site.

**Reason(s):**

1. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of this Category B Listed Building and the wider St Andrews Conservation Area within which it is located.
2. In the interests of visual amenity; to ensure the proposed development does not detract from the character and appearance of this Category B Listed Building and the wider St Andrews Conservation Area within which it is located.
3. To reserve the rights of the Planning Authority with respect to these details.

205 **Application No:** 22/00349/FULL

**Date Decision Issued:** 15/04/2022

**Ward:** St. Andrews

**Proposal:** Installation of rooflight to flatted dwelling

**Location:** 25D South Street St Andrews Fife KY16 9QS

**Applicant:** Mr J. Angus 25D South Street St Andrews Fife KY16 9QS

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

**Application Permitted - no conditions**

206 **Application No:** 22/00350/LBC

**Date Decision Issued:** 15/04/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of rooflight to flatted dwelling

**Location:** 25D South Street St Andrews Fife KY16 9QS

**Applicant:** Mr J. Angus 25D South Street St Andrews Fife KY16 9QS

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

**Application Permitted - no conditions**

207 **Application No:** 22/00032/FULL

**Date Decision Issued:** 22/03/2022

**Ward:** Tay Bridgehead

**Proposal:** Single storey extension to side of dwellinghouse

**Location:** 2 Hillpark Terrace Wormit Newport On Tay Fife DD6 8PN

**Applicant:** Mrs Jennifer Simpson 2 Hillpark Terrace Wormit Newport On Tay Fife DD6 8PN

**Agent:** Neil Simpson Fort Street House 63 Fort Street Broughty Ferry DUNDEE UK DD5 2AB

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

**Proposal:** Erection of holiday lodge (demolition of existing outbuilding)

**Location:** 6 West Lights Tayport Fife DD6 9AW

**Applicant:** Mrs Rosalind Doig 6 West Lights Tayport Fife DD6 9AW

**Agent:** Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. For the avoidance on doubt, this decision approves No. 1 holiday accommodation unit and it shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request by Fife Council as Planning Authority.
2. Prior to the first occupation of the holiday accommodation hereby approved, off-street parking shall be provided in line with current Fife Council Transportation Development Guidelines and be retained for the lifetime of the development.

**Reason(s):**

1. In order to clarify the terms of this consent and to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interest of road safety; to ensure that off-street parking is provided.

209 **Application No:** 21/03033/LBC

**Date Decision Issued:** 24/03/2022

**Ward:** Tay Bridgehead

**Proposal:** Listed Building Consent for the demolition of outbuilding (former wash house)

**Location:** 6 West Lights Tayport Fife DD6 9AW

**Applicant:** Mrs Rosalind Doig 6 West Lights Tayport Fife DD6 9AW

**Agent:** Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead  
**Proposal:** Change of use from industrial units (Class 4) to micro brewery (Class 5) with ancillary food and drink takeaway  
**Location:** Land To The South Of A91 Adjacent To Avalon Business Park Guardbridge Fife  
**Applicant:** Mr Gavin Findlay 140 Perth Road Dundee Scotland DD1 4JW  
**Agent:** JON FRULLANI 140 Perth Road Dundee Unikted Kingdom DD1 4JW

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 23 and 24 shall be undertaken without the express prior consent of this Planning Authority.
2. Exact details of a scheme of replacement tree planting and landscaping works along the western boundary of the site shall be submitted for the prior written approval of Fife Council as Planning Authority prior to work commencing on site. The trees selected shall be native species a minimum of 3 metres in height. The landscaping scheme shall detail the numbers and spacing of the replacement tree planting. For the avoidance of doubt the tree planting and landscaping shall be completed within the first planting season following commencement of the proposed development hereby approved.
3. The permission hereby approved shall be for the benefit of the applicant Mr Gavin Findlay, and restricted to the operation of a Micro brewery (Class 5) with ancillary food sales. No other use within Class 5 is hereby permitted unless with the express consent of Fife Council as Planning Authority.
4. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

**Reason(s):**

1. In the interests of protecting residential amenity.
2. In the interests of protecting environmental quality and natural heritage.
3. In the interests of protecting residential amenity.
4. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

211 **Application No:** 22/00456/FULL

**Date Decision Issued:** 06/04/2022

**Ward:** Tay Bridgehead

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

**Location:** 9 Hillview Road Balmullo St Andrews Fife KY16 0DE

**Applicant:** Mr Keith Cameron 9 Hillview Road Balmullo St Andrews Fife KY16 0DE

**Agent:**

**Application Permitted - no conditions**

212Application No: 22/00519/CLP

Date Decision Issued: 06/04/2022

**Ward:** Tay Bridgehead

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

**Location:** The Steading Morton Tentsmuir Tayport Fife DD6 9PE

**Applicant:** Mr & Mrs Finlay & Louise Smart The Steading Morton Tayport Scotland DD6 9PE

**Agent:** Andrew Cowie Allardyce Castle Inverbervie Montrose Angus United Kingdom DD10 0ST

**Application Permitted - no conditions**

213 **Application No:** 22/00683/CLP

**Date Decision Issued:** 06/04/2022

**Ward:** Tay Bridgehead

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

**Location:** 4 Main Street Balmullo St Andrews Fife KY16 0AE

**Applicant:** Miss Sharyn Duncan 4 Main Street Balmullo St Andrews Fife KY16 0AE

**Agent:** GORDON MORTON pine lodge CUPAR ROAD LADYBANK United Kingdom  
KY15 7RB

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

**Proposal:** Alterations and extensions to dwellinghouse

**Location:** Mount Tabor Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

**Applicant:** Mrs Lucy Ryden Mount Tabor Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

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

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, full specifications of the following details and materials shall be submitted for prior approval in writing by the Planning Authority:
  - stone type, colour, stone sizes and coursing to east elevation of rear extension and other proposed stone walls
  - vertical standing seam metal cladding specification to dormer and bay window
  - rooflight specification, including colour
  - material finishes to traditional dormers to front elevation

Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, before the first floor balcony and the extended decked area to the rear are brought into use, two privacy screens shall be put in place as shown and detailed on approved drawings 06A and 07A and thereafter be permanently maintained.

**Reason(s):**

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

215Application No: 22/00650/CLP

Date Decision Issued: 15/04/2022

**Ward:** Tay Bridgehead

**Proposal:** Certificate of lawfulness (proposed) for the erection of building as training facility (Class 11)

**Location:** Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

**Applicant:** The Secretary Of State For Defence C/O Government Legal Services Poplar 2A #2216 Abbey Wood Bristol Somerset BS34 8JH

**Agent:** Alasdair Barne 64 High Street Much Wenlock Shropshire TF13 6AE

**Application Refused**

**Reason(s):**

1. The proposed erection of a building as a training facility (Class 11) would not be classed as Permitted Development under Classes 75 or 76 of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011.

216 **Application No:** 22/00549/FPN

**Date Decision Issued:** 22/03/2022

**Ward:** West Fife And Coastal Villages

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

**Location:** Blairadam Forest Kelty Fife

**Applicant:** Mr Stewart Towers Five Sisters House Five Sisters Business Park West  
Calder Scotland EH55 8PN

**Agent:**

**Application Permitted - no conditions**

217 **Application No:** 21/01552/LBC

**Date Decision Issued:** 25/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for internal and external alterations including installation of doors to dwellinghouse and alterations to domestic outbuilding including installation of replacement rooflights, formation of raised roof height and conversion to first floor ancillary accommodation

**Location:** 23 Main Street Carnock Dunfermline Fife KY12 9JG

**Applicant:** Mrs Lorraine Miller 23 Main Street Carnock Scotland KY12 9JG

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** External alterations to outbuilding to form self-contained ancillary accommodation at first floor level  
**Location:** 23 Main Street Carnock Dunfermline Fife KY12 9JG  
**Applicant:** Mrs Lorraine Millar 23 Main Street Carnock Dunfermline Fife KY12 9JG  
**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

**Reason(s):**

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

219 **Application No:** 22/00204/FULL

**Date Decision Issued:** 25/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Porch extension to front of dwellinghouse

**Location:** 10 Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

**Applicant:** Mr Stuart Smith 10 Northbank Road Cairneyhill Scotland KY12 8RN

**Agent:** Peter Simpson Peter Simpson 116 Dover Park Dunfermline Fife KY11 8HX

**Application Permitted - no conditions**

220Application No: 22/00563/OBL

Date Decision Issued: 30/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Discharge of Planning Obligation 09/02161/FULL

**Location:** Redcraigs Nursery Redcraigs Toll Dunfermline Fife KY12 9LS

**Applicant:** Mrs Gillian Haynes Redcraigs Nursery Redcraigs Toll Saline Dunfermline Fife  
KY12 9LS

**Agent:** Tommy Cochrane Unit 117 Eucal Business Centre Craigshill Road Livingston  
EH54 5DT

**Application Permitted - no conditions**

221 **Application No:** 22/00564/OBL

**Date Decision Issued:** 30/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Discharge of Planning Obligation 09/01431/FULL

**Location:** Redcraigs Nursery Redcraigs Toll Dunfermline Fife KY12 9LS

**Applicant:** Mrs Gillian Haynes Redcraigs Nursery Redcraigs Toll Saline Dunfermline Fife  
KY12 9LS

**Agent:** Tommy Cochrane Unit 117 Eucal Business Centre Craigshill Road Livingston  
EH54 5DT

**Application Permitted - no conditions**

**222Application No:** 21/03826/FULL

**Date Decision Issued:** 31/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Canopy extension to rear of dwellinghouse

**Location:** 185 Sir George Bruce Road Oakley Dunfermline Fife KY12 9QT

**Applicant:** Ms Sinda Arosa Santos 185 Sir George Bruce Road Oakley Dunfermline Fife  
KY12 9QT

**Agent:**

**Application Permitted - no conditions**

223Application No: 21/03975/FULL

Date Decision Issued: 31/03/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** External alterations including installing new windows, door and external cladding and extension of raised platform

**Location:** Parleyhill House Parleyhill Culross Dunfermline Fife KY12 8JD

**Applicant:** Ms Sandra Bannister McDonalds House 3 Kirk Street Culross Fife KY12 8JD

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

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of extension to existing anaerobic digestion facility and erection of canopy over existing composting area including erection of boundary fencing and formation of hardstanding

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

**Applicant:** Mr John Conaghan Lochhead Landfill Site Off A823 Wellwood Scotland KY12 0RX

**Agent:** Morag Eaton No.50 Stirling Business Centre Wellgreen Stirling Scotland FK8 2DZ

### Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

4. No development shall commence until:
  - a) a scheme of intrusive site investigations (Section 4 Coal Mining Risk Assessment, August 2021) has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

5. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing.

This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason(s):**

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. To ensure that the risks posed by past coal mining activity are addressed.
5. To ensure that the risks posed by past coal mining activity are addressed.

**Ward:** West Fife And Coastal Villages  
**Proposal:** Erection of 4no. dwellinghouses and associated parking (Demolition of existing building)  
**Location:** Blairhall Village Bar South Avenue Blairhall Dunfermline Fife KY12 9PJ  
**Applicant:** Mr Robert Hamill 2 South Avenue Blairhall Scotland KY12 9PH  
**Agent:** Sean Mitchell Abtel Building Pitreavie Drive Pitreavie Business Park Dunfermline Scotland KY11 8US

**Application Permitted with Conditions**

**Approve** subject to the following condition(s):-

1. Prior to the occupation of each dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to any works commencing on site, details of the alternative position for street lighting column No 1 shall be submitted for approval by Fife Council as Planning Authority. Once the design has been approved, the street lighting column shall be relocated to the position shown on the relevant plan at the developer's expense, prior to the occupation of the dwelling on Plot 3.
3. Prior to the occupation of each dwelling, the access driveway shall have a minimum depth of 5 metres from the rear of the public footway and shall be constructed at a gradient not exceeding 1 in 10 (10%). The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of each dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of each driveway/parking space and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
5. Prior to the occupation of each dwelling, there shall be provided within the curtilage of the site 1 allocated and 1 communal parking space per dwelling in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 21-02586 (2-) 01. The parking spaces shall be retained for the lifetime of the development.
6. 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 shall be submitted for approval in writing by the Planning Authority.
7. PRIOR TO ANY WORKS COMMENCING ON SITE, a site plan (1:500) and elevational drawings (1:20) shall be submitted to detail the location, height and finishing materials of all new boundary treatments. This shall be submitted for approval in writing by the planning authority.

**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 for the off-street parking.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interests of visual amenity and biodiversity.
7. In the interests of residential and visual amenity.

226 **Application No:** 22/00176/LBC

**Date Decision Issued:** 08/04/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for repair works to boundary wall

**Location:** West Kirk Churchyard Erskine Brae Culross Fife

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

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

**Application Permitted - no conditions**

227 **Application No:** 22/00177/FULL

**Date Decision Issued:** 08/04/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Repair works to boundary wall

**Location:** West Kirk Churchyard Erskine Brae Culross Fife

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

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

**Application Permitted - no conditions**