



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 4/18/2022 - 5/15/2022

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

1 **Application No:** 21/03595/CLP **Date Decision Issued:** 19/04/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of lawfulness (proposed) for alterations to and use of private dwellinghouse (Class 9) as a holiday let for up to six people at a time, each staying for up to a week; and formation of associated parking area following existing landform

Location: Seaside Cottage Wemyss Castle Castle Drive Coaltown Of Wemyss Kirkcaldy Fife KY1 4TE

Applicant: The Wemyss 1952 Trust Redhouse Wemyss Estate Kirkcaldy Scotland KY1 4TE

Agent: Adam Johnston Earn House, Broxden Business Park Lamberkine Dr Perth Scotland PH1 1RA

Application Permitted - no conditions

2 **Application No:** 22/00542/FULL **Date Decision Issued:** 20/04/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of domestic outbuilding to side of flatted dwelling

Location: Balcony Flat Kingslaw House 3 East Brae East Wemyss Kirkcaldy Fife KY1 4RS

Applicant: Mr Philip Leiper Balcony Flat Kingslaw House 3 East Brae East Wemyss Kirkcaldy Fife KY1 4RS

Agent: Philip Leiper Balcony Flat Kingslaw House 3 East Brae East Wemyss Kirkcaldy Fife KY1 4RS

Application Permitted - no conditions

3 **Application No:** 22/00819/FULL **Date Decision Issued:** 22/04/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use from flatted dwelling to 2. flatted dwellings (retrospective)

Location: 223 Methilhaven Road Methil Leven Fife KY8 3LF

Applicant: Mr Jasbir Singh 223 Methilhaven Road Methil Leven Fife KY8 3LF

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

Application Permitted - no conditions

4 **Application No:** 22/00586/FULL **Date Decision Issued:** 04/05/2022

Ward: Buckhaven, Methil And Wemyss Villages
Proposal: Erection of 7no business units (Class 4, 5 and 6) and bin store with associated engineering works including formation of access, car parking, drainage and landscaping (Renewal of 18/03615/FULL)
Location: Land At Muiredge Percival Road Buckhaven Fife
Applicant: Fife Council Economic Development Kingdom House Kingdom Avenue Rothesay Place Glenrothes Fife KY7 5LY
Agent: David McDougall Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes Scotland KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, the off street parking spaces shown on Drawing No L(PL)002 shall be formed and made available for vehicular parking in accord with the current Fife Council Transportation Development Guidelines or any document which supersedes the same. Thereafter, the parking spaces shall be retained and kept available for vehicular parking through the lifetime of the development.
2. Each off-street parking space, with the exception of the accessibility spaces, shall have a minimum dimension of 2.5m x 5m, in accord with the SCOTS National Roads Development Guide, or any document which supersedes this.
3. Each of the accessibility spaces shall have a minimum dimension of 5.5m x 2.9m with a 1m hatched surrounding, in accord with the SCOTS National Roads Development Guide, or any document which supersedes this.
4. PRIOR TO THE OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, the developer shall provide 3no cycle stands (Sheffield Cycle stands or equivalent) within the site. Thereafter, the cycle stands shall be retained for the lifetime of the development unless by the written agreement of the planning authority.
5. NO LATER THAN ONE MONTH AFTER COMMENCEMENT OF DEVELOPMENT, the developer shall confirm the completion of works to connect the Sustainable Drainage System approved under (14/01970/ARC) to an appropriate outfall, all to the satisfaction of the planning authority. Thereafter, the development shall be implemented in accord with the drainage plans hereby approved, and as approved under 14/01970/ARC and any further application(s) relating to the appropriate outfall connection, where appropriate.
6. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit a noise assessment which surveys the existing noise levels on the site in accord with PAN 1/2011 and TAN 1/2011. The said noise assessment shall also predict the expected increase in noise resulting from the development. Where this additional noise generation exceeds +5dB at the site boundary then the assessment shall examine mitigation measures necessary to reduce noise, all to the satisfaction of the planning authority. Any mitigation measures agreed with the planning authority shall be implemented within three months of the written agreement of the noise assessment unless otherwise agreed in writing by the planning authority.
7. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of road safety; to ensure the provision of adequate off-street accessibility parking facilities.
4. In the interests of sustainable development; to ensure the provision of cycling infrastructure.
5. In the interest of flood risk mitigation; to ensure adequate provision of surface water outfall prior to development.
6. In the interests of the protection of amenity; to ensure the development would not result in any significant adverse impacts on the amenity of future residential properties.
7. To ensure all contamination within the site is dealt with.

5 **Application No:** 22/00375/FULL **Date Decision Issued:** 05/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Re-tiling roof

Location: 10 Broad Wynd West Wemyss Kirkcaldy Fife KY1 4ST

Applicant: Ms Mairi Strathie 10 Broad Wynd West Wemyss Scotland KY1 4ST

Agent:

Application Permitted - no conditions

6 **Application No:** 22/00524/LBC **Date Decision Issued:** 06/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Listed building consent for internal and external alterations

Location: East Wemyss Primary School Wynd East Wemyss Kirkcaldy Fife KY1 4RN

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

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

Application Permitted - no conditions

7 **Application No:** 22/00836/FULL **Date Decision Issued:** 06/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of domestic outbuilding (retrospective)

Location: 560 Methilhaven Road Buckhaven Leven Fife KY8 1EB

Applicant: Mr Colin Davie 560 Methilhaven Road Buckhaven Leven Fife KY8 1EB

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

Application Permitted - no conditions

8 **Application No:** 22/00924/FULL **Date Decision Issued:** 28/04/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of boundary fence

Location: 17 Sandwell Crescent Kirkcaldy Fife KY1 1GH

Applicant: Mr M Seal 17 Sandwell Crescent Kirkcaldy Fife KY1 1GH

Agent: Scott Rafferty 24 Fernhill Drive Windygates Leven Fife KY8 5ED

Application Permitted - no conditions

9 **Application No:** 21/03360/FULL **Date Decision Issued:** 04/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of stairs and raised platform to front and single storey extension to side and rear of dwellinghouse

Location: 22 Heriot Gardens Burntisland Fife KY3 9HY

Applicant: Mr Len Braid 22 Heriot Gardens Burntisland Fife KY3 9HY

Agent:

Application Permitted - no conditions

10 **Application No:** 22/00919/FULL

Date Decision Issued: 05/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of raised platform and balustrade

Location: 29 Craigfoot Walk Kirkcaldy Fife KY1 1GA

Applicant: Mr Gordon Penman 29 Craigfoot Walk Kirkcaldy Scotland KY1 1GA

Agent: Michael McGovern Montclair Bruce Terrace Kinghorn Scotland KY3 9TH

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.

11 **Application No:** 22/00894/FULL **Date Decision Issued:** 13/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 45 Raith Drive Kirkcaldy Fife KY2 5NS

Applicant: Mrs Liz Rowbotham 45 Raith Drive Kirkcaldy UK KY2 5NS

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

Application Permitted - no conditions

Ward: Cowdenbeath

Proposal: Erection of dwellinghouse (Class 9) and associated development (substitution for that for Plot 5 in approval of matters specified in conditions 18/02191/ARC)

Location: Whitehill Sawmill Parkend Crossgates Cowdenbeath Fife KY4 8EX

Applicant: Mr Kevin Johnston 49 Bruce Gardens Dunfermline Scotland KY11 8HG

Agent: Gordon Morton Pine Lodge Cupar Road Ladybank Fife KY15 7RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the access junction with the C26, access road and turning areas serving the development shall have been constructed in full in accordance with the details approved as part of approval of matters specified in conditions 18/02191/ARC.
2. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, details of all boundary treatments shall have been submitted to and approved in writing by the planning authority.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until full details of a SuDS scheme to address surface water run off has been submitted to and approved by the planning authority. Once approved, the development shall be serviced by the scheme throughout the lifetime of the development.
4. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, visibility splays 4.5m x 120m shall have been provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines and as shown on approved Drawing No 3B in approval of matters specified in conditions 18/02191/ARC. The visibility splays shall be retained for the lifetime of the development.
5. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the parking provision shown within the curtilage in the approved drawings shall have been provided in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interests of road safety; to ensure the provision of adequate off-street parking facilities
2. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
3. In the interest of visual amenity.
4. In the interest of flood prevention; to ensure the development has a neutral impact on surface water flooding on the surrounding area.
5. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.

13 **Application No:** 22/00200/FULL

Date Decision Issued: 27/04/2022

Ward: Cowdenbeath

Proposal: Change of use of ground floor from restaurant (Class 3) to 14 person house in multiple occupation (Sui Generis)

Location: The Lindsay Tavern 219 Main Street Kelty Fife KY4 0AN

Applicant: Mr Asif Hussain Windsor Hotel Victoria Road Kirkcaldy Fife KY2 5YJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE HOUSE IN MULTIPLE OCCUPATION HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided within the curtilage of the site 13 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 19_136_201. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

14 **Application No:** 22/00844/FULL **Date Decision Issued:** 28/04/2022

Ward: Cowdenbeath

Proposal: Alterations to shop front to install a prescription dispenser

Location: 60 Main Street Kelty Fife KY4 0AE

Applicant: Mr Mahyar Nickkho-Amiry 67 Bank Street Lochgelly United Kingdom KY5 9QN

Agent: Kerr Hadden 3 15 Grange Road Burntisland United Kingdom KY3 0HH

Application Permitted - no conditions

15 **Application No:** 21/03869/FULL

Date Decision Issued: 29/04/2022

Ward: Cowdenbeath

Proposal: Formation of raised decking and fencing to rear of dwellinghouse (retrospective)

Location: 11 Elm Park Hill Of Beath Cowdenbeath Fife KY4 8BF

Applicant: Mr Michael Stewart 11 Elm Park Hill Of Beath KY4 8BF

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

Application Permitted - no conditions

16 **Application No:** 22/01053/FULL

Date Decision Issued: 13/05/2022

Ward: Cowdenbeath

Proposal: Erection of dwellinghouse (Class 9) and associated development (substitution for that for Plot 9 in approval of matters specified in conditions 18/02191/ARC)

Location: Whitehill Sawmill Parkend Crossgates Cowdenbeath Fife KY4 8EX

Applicant: Mr Ken Burrell Plot 9 Whitehill Sawmill Parkend Crossgates Scotland KY4 8EX

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Refused

Reason(s):

1. In the interests of visual amenity; the development, by virtue of its height, scale, massing and architectural style, would appear incongruous in relation to the already approved adjacent dwellinghouses within the Whitehill Sawmill development, harming the character and appearance of the streetscenes within which it would be viewed, including from the C26 Mill Hill Road; having a significant detrimental effect on the visual amenity of the area, contrary to Policies 1 and 10 of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).

17 **Application No:** 22/00259/FULL

Date Decision Issued: 18/04/2022

Ward: Cupar

Proposal: Formation of vehicular access

Location: Lydox House Dron Dairsie Cupar Fife KY15 4RN

Applicant: Mr Steve Leech 1 Thrupp Bridge Wootton Northampton England NN4 6AR

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

Application Permitted - no conditions

18 **Application No:** 21/03864/FULL

Date Decision Issued: 19/04/2022

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: Dan-Gor Bridgend Ceres Cupar Fife KY15 5LP

Applicant: Mr Nick Sweeney Seggiehill By Guardbridge St Andrews UK KY16 9YG

Agent: Andrew Halford 65 Cluny Gardens Edinburgh UK EH10 6BW

Application Permitted - no conditions

19 **Application No:** 22/00163/LBC

Date Decision Issued: 22/04/2022

Ward: Cupar

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

Location: The Coachmans House Bridgend Ceres Cupar Fife KY15 5LS

Applicant: Mr Mike Martin The Coachmans House Bridgend Ceres Cupar Fife KY15 5LS

Agent:

Application Permitted - no conditions

20 **Application No:** 22/00164/FULL

Date Decision Issued: 22/04/2022

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: The Coachmans House Bridgend Ceres Cupar Fife KY15 5LS

Applicant: Mr Mike Martin The Coachmans House Bridgend Ceres Cupar Fife KY15 5LS

Agent:

Application Permitted - no conditions

21 **Application No:** 22/00396/FULL **Date Decision Issued:** 22/04/2022

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse

Location: 2 Trynlaw Gardens Cupar Muir Cupar Fife KY15 5QS

Applicant: Mr Paul Mellotte 2 Trynlaw Gardens Cupar Muir Scotland FK15 5QS

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

Application Permitted - no conditions

22 **Application No:** 21/01359/FULL

Date Decision Issued: 27/04/2022

Ward: Cupar

Proposal: Change of use from general industry (Class 5) to storage and distribution (Class 6) to allow for the siting of 11 storage containers (retrospective).

Location: Loft 95 Bonnygate Cupar Fife KY15 4LG

Applicant: Mr Charles Anderson 95 Bonnygate Cupar Scotland KY15 4LG

Agent:

Application Permitted - no conditions

23 **Application No:** 22/00588/FULL

Date Decision Issued: 27/04/2022

Ward: Cupar

Proposal: Extension to existing garage to form habitable living accommodation and erection of corridor linking dwellinghouse to garage

Location: West End Cottage Fingask Farm Craigsanquhar Logie Cupar Fife KY15 4RX

Applicant: Mr & Mrs Swift West End Cottage Fingask Farm Craigsanquhar Logie Cupar Fife KY15 4RX

Agent: Calum Bruce 2 Dundee Road Perth Scotland PH2 7DW

Application Permitted - no conditions

24 **Application No:** 20/01343/NMV1

Date Decision Issued: 06/05/2022

Ward: Cupar

Proposal: Ground floor roof extension with associated steps and raised platform over existing front door canopy (Non-material variation to 20/01343/FULL to remove entrance canopy and to alter associated steps)

Location: Greenacres Blebocraigs Cupar Fife KY15 5UG

Applicant: Mrs Marie Richardson Greenacres Blebo Craigs Cupar United Kingdom KY15 5UG

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

Application Permitted - no conditions

25 **Application No:** 21/03391/FULL

Date Decision Issued: 27/04/2022

Ward: Dunfermline Central

Proposal: Installation of 3 x 3m lighting masts

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Gary Sample Halbeath Road Dunfermline Scotland Ky12 7rd

Agent: Peter Tilbey st peters place St peters Place, Western Road Lancing West Sussex BN15 8SB

Application Refused

Reason(s):

1. In the interest of safeguarding residential amenity and to ensure no adverse road safety impacts; it is considered that insufficient information has been submitted to demonstrate that the proposal would have no significant adverse impacts on residential amenity and road safety in relation to light pollution/glare. The proposal is therefore contrary to Policies 1 and 10 of the Adopted FIFEplan Local Development Plan (2017).

26 **Application No:** 22/00783/CLP

Date Decision Issued: 28/04/2022

Ward: Dunfermline Central

Proposal: Conversion of detached garage to form ancillary accommodation

Location: 45 Kingfisher Place Dunfermline Fife KY11 8JJ

Applicant: Mrs L Anderson 45 Kingfisher Place Dunfermline United Kingdom KY11 8JJ

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

Application Permitted - no conditions

27 **Application No:** 22/00315/FULL **Date Decision Issued:** 03/05/2022

Ward: Dunfermline Central

Proposal: Single storey extension to front and side of dwellinghouse

Location: 45 Gowanbrae Drive Dunfermline Fife KY12 7RL

Applicant: Mr Gary Kenhard 45 Gowanbrae Drive Dunfermline United Kingdom KY12 7RL

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

Application Permitted - no conditions

28 **Application No:** 22/00946/FULL **Date Decision Issued:** 05/05/2022

Ward: Dunfermline Central

Proposal: Alterations and single storey extension to front of dwellinghouse

Location: 15 Earn Grove Dunfermline Fife KY11 4LL

Applicant: Ms Colleen Fairlie & Sarah McGregor 15 Earn Grove Dunfermline Fife KY11 4LL

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

29 **Application No:** 22/00547/FULL **Date Decision Issued:** 13/05/2022

Ward: Dunfermline Central

Proposal: External alterations including formation of new door opening

Location: The Glen Pavilion Pittencrieff Park Dunfermline Fife KY12 8QH

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

30 **Application No:** 22/00613/FULL **Date Decision Issued:** 13/05/2022

Ward: Dunfermline Central

Proposal: Erection of double domestic garage

Location: 32 Hospital Hill Dunfermline Fife KY11 3AT

Applicant: Mr Connor McArthur 32 Hospital Hill Dunfermline UK KY11 3AT

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

Application Permitted - no conditions

31 **Application No:** 22/00868/CLP

Date Decision Issued: 03/05/2022

Ward: Dunfermline North

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

Location: 49 Kenmure Place Dunfermline Fife KY12 0XH

Applicant: Mr & Mrs Gillan 49 Kenmure Place Dunfermline Fife KY12 0XH

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

Application Permitted - no conditions

32 **Application No:** 22/00460/FULL **Date Decision Issued:** 09/05/2022

Ward: Dunfermline North

Proposal: Porch extension to front of dwellinghouse

Location: 16 Fairways Dunfermline Fife KY12 0DU

Applicant: Mr Ian Lenaghan 16 Fairways Dunfermline Fife KY12 0DU

Agent:

Application Permitted - no conditions

33 **Application No:** 21/02220/FULL **Date Decision Issued:** 27/04/2022

Ward: Dunfermline South

Proposal: Single storey extension to front and side of dwellinghouse

Location: 20 Cypress Grove Dunfermline Fife KY11 8AF

Applicant: Mr Iain Campbell 20 Cypress Grove Dunfermline Fife KY11 8AF

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

Application Permitted - no conditions

34 **Application No:** 22/00830/CLP

Date Decision Issued: 03/05/2022

Ward: Dunfermline South

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

Location: 85 Macpherson Avenue Dunfermline Fife KY11 8ZY

Applicant: Ms T Makombe 85 Macpherson Avenue Dunfermline Fife KY11 8ZY

Agent: Marc Hislop 6 Fauldhouse Road Longridge Bathgate Scotland EH47 8AQ

Application Permitted - no conditions

35 **Application No:** 22/00860/CLP

Date Decision Issued: 03/05/2022

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for erection of domestic outbuilding

Location: 86 Macpherson Avenue Dunfermline Fife KY11 8ZY

Applicant: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston
Scotland EH54 5DG

Agent: Kasia Kochanowicz 129 High Street Linlithgow Scotland EH49 7EJ

Application Permitted - no conditions

36 **Application No:** 22/01089/CLP

Date Decision Issued: 03/05/2022

Ward: Dunfermline South

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

Location: 50 Tern Road Dunfermline Fife KY11 8GA

Applicant: Mr and Mrs John Stewart 50 Tern Road Dunfermline Fife KY11 8GA

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

Application Permitted - no conditions

37 **Application No:** 21/03917/FULL **Date Decision Issued:** 21/04/2022

Ward: East Neuk And Landward

Proposal: Change of part of a steading to form domestic craft room

Location: Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

Applicant: Mrs Corrina Vincent Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

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

Application Permitted - no conditions

38 **Application No:** 22/00028/LBC

Date Decision Issued: 21/04/2022

Ward: East Neuk And Landward

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

Location: Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

Applicant: Mrs Corrina Vincent Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

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

Application Permitted - no conditions

39 **Application No:** 22/00471/FULL **Date Decision Issued:** 21/04/2022

Ward: East Neuk And Landward

Proposal: Single storey extensions to front and rear of dwellinghouse

Location: 4 Gibliston Farm Cottages Gibliston Colinsburgh Leven Fife KY9 1JS

Applicant: Mr Andrew Templeman 4 Gibliston Farm Cottages Colinsburgh Scotland KY9 1JS

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

Application Permitted - no conditions

40 **Application No:** 22/00392/FULL **Date Decision Issued:** 22/04/2022

Ward: East Neuk And Landward

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

Location: South Cottage Lochty Carnbee Anstruther Fife KY10 2SA

Applicant: Ms Diane Barrie South Cottage Lochty Anstruther Scotland KY10 2SA

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

Application Permitted - no conditions

41 **Application No:** 22/00440/ARC

Date Decision Issued: 22/04/2022

Ward: East Neuk And Landward

Proposal: Approval of matters specified by condition 1 of 21/01465/PPP for the erection of one dwellinghouse, associated garage with ancillary accommodation over and landscaping works

Location: Muirhead Farm Muirhead Crail Anstruther Fife KY10 3XE

Applicant: Mrs Audrey MacFarlane Muirhead Farm Muirhead Farm Crail Scotland Ky10 3XE

Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ancillary accommodation above the garage shall only be used as domestic accommodation ancillary to the existing dwelling and not as a permanent separate dwellinghouse or flat. Should the ancillary residential use cease the ancillary dwelling shall revert back to its previous use.

Reason(s):

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

42 **Application No:** 22/00809/FULL

Date Decision Issued: 22/04/2022

Ward: East Neuk And Landward

Proposal: Change of use from retail (Class 1) to Cafe (Class 3) (Section 42 application for the removal of condition 1 of 20/00427/FULL)

Location: 38 Cunzie Street Anstruther Fife KY10 3DF

Applicant: Mr John Watson 15 Milton Road Pittenweem Anstruther United Kingdom KY10 2LN

Agent:

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. Details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions must be submitted and approved in writing by the Planner. Any proposed system must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Planner.

Reason(s):

1. In the interest of residential amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.
2. In the interest of residential amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.

43 **Application No:** 21/00144/NMV2 **Date Decision Issued:** 25/04/2022

Ward: East Neuk And Landward

Proposal: Alterations and extension to form dwellinghouse including single storey side and rear extensions, replacement windows/doors, installation of rooflights and alterations to existing driveway and boundary walls (Non-Material Variation to 21/00144/FULL for amendments to wall)

Location: Ruka Williamsburgh Elie Leven Fife KY9 1BA

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

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

Application Permitted - no conditions

44 **Application No:** 22/00382/FULL

Date Decision Issued: 26/04/2022

Ward: East Neuk And Landward

Proposal: Installation of folding doors and glass balustrade to flatted dwelling

Location: Flat 6 The Granary Elie Leven Fife KY9 1EG

Applicant: Mr Nic Wood & Mrs Sarah Wood Flat 6 The Granary Elie Leven Fife KY9 1EG

Agent: Ian Forbes The Station Masters Office Station Master's Office Station Road
South Queensferry United Kingdom EH30 9JP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be traditionally finished in white painted timber upon installation and thereafter permanently maintained as such.

Reason(s):

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

45 **Application No:** 22/00383/LBC

Date Decision Issued: 26/04/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of folding doors and glass balustrade to flatted dwelling

Location: Flat 6 The Granary Elie Leven Fife KY9 1EG

Applicant: Mr Nic Wood & Mrs Sarah Wood Flat 6 The Granary Elie Leven Fife KY9 1EG

Agent: Ian Forbes The Station Masters Office Station Master's Office Station Road South Queensferry United Kingdom EH30 9JP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be traditionally finished in white painted timber upon installation and thereafter permanently maintained as such.

Reason(s):

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

46 **Application No:** 22/00384/LBC

Date Decision Issued: 26/04/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations to flatted dwelling

Location: Flat 6 The Granary Elie Leven Fife KY9 1EG

Applicant: Mr Nic Wood & Mrs Sarah Wood Flat 6 The Granary Elie Leven Fife KY9 1EG

Agent: Ian Forbes The Station Masters Office Station Master's Office Station Road
South Queensferry United Kingdom EH30 9JP

Application Permitted - no conditions

47 **Application No:** 22/00246/FULL **Date Decision Issued:** 04/05/2022

Ward: East Neuk And Landward

Proposal: Alterations to existing dwelling including amendments to roof to form first floor and formation of balcony

Location: Newlands Greigston Bankhead Peat Inn Cupar Fife KY15 5LF

Applicant: Mr N Baillie Greigson Farm Newlands, Greigson Farm Nr Peat Inn Peat Inn Scotland KY15 5LF

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

Application Permitted - no conditions

48 **Application No:** 22/00342/FULL **Date Decision Issued:** 04/05/2022

Ward: East Neuk And Landward

Proposal: First floor extension to dwellinghouse

Location: Coast View East Pitkierie Farm Pitkierie Anstruther Fife KY10 3JY

Applicant: Mr A Marshall Coast View East Pitkierie Farm Pitkierie Anstruther Fife KY10 3JY

Agent: Georgina Coleman "The Studio" 3 The Avenue Bridge of Allan Scotland FK9 4NR

Application Permitted - no conditions

49 **Application No:** 22/00473/FULL

Date Decision Issued: 04/05/2022

Ward: East Neuk And Landward

Proposal: Alterations including single storey extension to rear of dwellinghouse, installation of replacement windows and alterations to existing garage

Location: Hopedene 15 High Street Elie Leven Fife KY9 1BY

Applicant: Mr and Mrs Andy and Nicky Nicholson Hopedene 15 High Street Elie Leven Fife KY9 1BY

Agent: Cameron Brown Fife Architects Unit 3 15 Station Road St Monans United Kingdom KY102BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used for the required repair and repointing works to the stone cracking on the front elevation, consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals. Any new stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the front elevation shall be timber framed vertically sliding sash and case, traditionally constructed to match existing with no visible trickle vents, painted white and thereafter permanently maintained as such.

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 property and the Elie and Earlsferry Conservation Area and to avoid damage to the existing stonework.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the existing traditional windows within the Conservation Area is maintained.

50 **Application No:** 22/00522/FULL **Date Decision Issued:** 04/05/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to side and rear of dwellinghouse

Location: 7 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr & Mrs Ian & Irene Good 7 St Adrians Place Anstruther Fife KY10 3DX

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

Application Permitted - no conditions

51 **Application No:** 21/03882/CAC

Date Decision Issued: 05/05/2022

Ward: East Neuk And Landward

Proposal: Conservation area consent for demolition of dwellinghouse

Location: Forthside Liberty Elie Leven Fife KY9 1AU

Applicant: Miss Alexandra McDonald Seahouse Liberty Elie United Kingdom KY9 1AU

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY91AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to demolition work commencing on site, a Demolition Statement shall be provided for written approval by Fife Council as Planning Authority. The Demolition Statement should ensure that that all demolitions comply with BS 6187:2011 (Code of practice for full and partial demolition) and all current amendments, guidance note GS 29/1 (May 1988) from the Health and Safety Executive regarding preparation for, planning of and safe execution of demolition operations. Demolition works shall then be undertaken as agreed.
2. PRIOR TO ANY DEMOLITION TAKING PLACE, full landscaping details shall be submitted for written approval by Fife Council as Planning Authority. Thereafter, the landscaping shall be carried out as agreed. For the avoidance of doubt the landscaping scheme shall include details of the proposed species types, sizes, locations and future maintenance regime.

Reason(s):

1. To ensure that the demolition is dealt with appropriately.
2. To ensure appropriate landscaping within the conservation area is undertaken.

52 **Application No:** 22/00266/CLP

Date Decision Issued: 05/05/2022

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (proposed) for formation of shared use path

Location: Footpath North Of Station Road Station Road Anstruther Fife

Applicant: Mr Andrew Tejada Bankhead Central 1 Assets, Transportation & Environment
Roads & Transportation Services GLENROTHERS FIFE KY7 6GH

Agent: Mr Andrew Tejada Bankhead Central Assets, Transportation & Environment
Roads & Transportation Services 1st Floor Bankhead Central Bankhead Park
Glenrothes Fife Fife KY7 6GH

Application Permitted - no conditions

53 **Application No:** 22/00531/CLP

Date Decision Issued: 05/05/2022

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness for the installation of a diesel bunded storage tank

Location: Holding No 4A West Pitcorthie Pitcorthie Kilrenny Anstruther Fife KY10 3LF

Applicant: Mr Graham Irvine Norness 28 Pickford Crescent Anstruther Fife Ky103al

Agent:

Application Permitted - no conditions

54 **Application No:** 22/00561/FULL

Date Decision Issued: 05/05/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement of windows and redecoration of windows, doors and rainwater goods to dwellinghouse

Location: 1 Westgate Crail Anstruther Fife KY10 3RE

Applicant: Mr Owen Edelsten 1 Westgate North Crail Scotland KY10 3RE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in 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.

Reason(s):

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

55 **Application No:** 22/00562/LBC

Date Decision Issued: 05/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement of windows and redecoration of windows, doors and rainwater goods to dwellinghouse

Location: 1 Westgate Crail Anstruther Fife KY10 3RE

Applicant: Mr Owen Edelsten 1 Westgate North Crail Scotland KY10 3RE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in 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.

Reason(s):

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

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations including partial demolition and conversion of listed building to form 9 dwellings (Sui Generis) and installation of replacement windows and doors

Location: Waid Academy Farm Road Anstruther Fife

Applicant: Mr Patrick Burns 25A 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 THE CONSTRUCTION OF ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. 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, which has a current full planning permission.

Reason(s):

1. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'C' Listed Building and its setting and the adjacent Anstruther Conservation Area.
2. 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 within the curtilage of a Statutory 'C' Listed Building located adjacent to the Anstruther Conservation Area.

Ward: East Neuk And Landward

Proposal: Change of use from school (Class 10) to form 9 flatted dwellings (Sui Generis) including installation of replacement windows and doors and erection of 10 terraced dwellings and associated access, parking and landscaping works

Location: Waid Academy Farm Road Anstruther Fife

Applicant: Mr Patrick Burns 25A 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 THE CONSTRUCTION OF ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. BEFORE ANY WORKS START ON SITE, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished floor level(s) of the new build development relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the new build development proceeds. The developer shall notify this Planning Authority at the stages listed below in order to obtain their written approval that works are proceeding in accordance with details approved as part of their planning permission:-
 - a) Immediately prior to the completion of the ground floor, finished floor level of the new build units.
 - b) When the roof trusses have been erected but before roof covering takes place on the new build units.
3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping shall be carried out only in full accordance with such approved details unless otherwise agreed in writing with this Planning Authority. For the avoidance of doubt, all landscaping planting of trees and shrubs shall use only species of native origin.
4. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning Authority 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.
5. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare arrangements of the proposed landscaping and planting shall be submitted to and agreed in writing with Fife Council as Planning Authority. For the avoidance of doubt, the submitted details shall include any factoring or management regimes proposed including timescales; and, once agreed, those arrangements shall be complied with in full to agreed timescales and maintained as such in perpetuity unless otherwise agreed in written with this Planning Authority.
6. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale.
7. BEFORE ANY WORKS START ON SITE, full details of the Sustainable Urban Drainage System to be provided for the treatment of surface water (including appropriate calculations), along with details of how the system will be maintained shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt the system should be designed using sustainable techniques as advocated in The SuDS Manual (CIRIA C753, 2015).

8. BEFORE ANY WORKS START ON SITE, the developer shall submit a Scheme of Works document which shall include measures to mitigate the effects on sensitive premises/areas etc. of dust, noise and vibration from construction and demolition activities. For the avoidance of doubt, 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' or applicable updated versions shall be referred to and complied with, where applicable. Once approved the construction of the development on the site shall be undertaken entirely in accordance with the provisions of the approved Scheme. Any amendment to the approved Scheme will require the prior written approval of the Planning Authority.
9. Unless otherwise approved in writing by Fife Council as Planning Authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 08:00 to 18:00, 08:00 to 13:00 on a Saturday and at no time on a Sunday or a Bank Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 08:00 and after 18:00 Monday to Friday; before 08:00 and after 16:00 on a Saturday and at any time on a Sunday or a Bank Holiday. Out with these hours, development at the site shall be limited to maintenance, emergency works, or construction work that is not significantly audible from any noise sensitive property out with the site unless otherwise agreed in writing with this Planning Authority prior to those related works commencing.
10. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines within the Making Fife's Places Supplementary Guidance.
11. Prior to the occupation of the first dwellinghouse, there shall be off street parking spaces provided for those dwellinghouses as shown on Drawing No. L.03.1.1 in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall thereafter, be retained throughout the lifetime of the development for the purposes of off street parking unless otherwise agreed in writing with this Planning Authority.
12. Prior to the first use of the off-street parking area to the north of the development site, a vehicular access allowing access into and out of this parking area shall be constructed and completed in accordance with the current Appendix G of Making Fife's Places/Fife Council Transportation Development Guidelines. For the avoidance of doubt, the applicant shall carry out the work as specified under Section 56 of the Roads (Scotland) Act 1984 and a Vehicle Access Permit shall be obtained from the Transportation Services Senior Manager (Roads Management Team).
13. Prior to the occupation of the first dwellinghouse, the applicant shall remove the road marking within the existing layby adjacent and to the west of the development site for a distance no greater than the length of the actual development site unless otherwise agreed in writing with this Planning Authority.
14. Prior to the occupation of the first dwellinghouse, 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 of Making Fife's Places//Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the public road to the west of the development site, shall NOT be narrowed in any way.
15. BEFORE ANY WORKS START ON SITE, adequate wheel cleaning facilities shall be provided and maintained throughout the construction of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads. The details of the proposed wheel cleaning facilities shall be provided for the prior written approval of this Planning Authority prior to installation on site.

Reason(s):

1. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'C' Listed Building and its setting and the adjacent Anstruther Conservation Area.
2. To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and,
 - (a) In order to ensure that site works are progressing in accordance with the approved plans.
 - (b) In order to ensure that the floor levels conform to the approved plans illustrating floor levels on the new build units.
 - (c) In order to ensure that the height of the roof conforms to the approved plans on the new build units.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
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.
5. 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.

6. In order to avoid disturbance during bird breeding seasons.
7. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
8. In the interests of residential amenity protection; to ensure construction activities are not undertaken at times that are likely to result in a significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.
9. In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.
10. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
11. In the interests of road safety; to ensure the provision of an adequate off-street parking facilities.
12. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
13. In the interests of road safety; to allow for a limited number of on street parking spaces to enhance the provision of available parking facilities.
14. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction and to ensure that there is no narrowing of the adjacent public road.
15. In the interests of road safety; to ensure that public roads are kept free of mud, debris etc.

58 **Application No:** 21/03973/FULL

Date Decision Issued: 26/04/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 537 Blair Avenue Glenrothes Fife KY7 4RG

Applicant: Mrs Gillian Macdonald 537 Blair Avenue Glenrothes KY7 4RG

Agent: Craig Spence 19 Groves Place Balbirnie Green Markinch KY7 6QT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the existing rear garden shed 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.

59 **Application No:** 21/03955/FULL **Date Decision Issued:** 29/04/2022

Ward: Glenrothes Central And Thornton

Proposal: First floor extension to rear of dwellinghouse

Location: 22 Carseggie Crescent Glenrothes Fife KY7 5DJ

Applicant: Mr Chris McCormick 22 Carseggie Crescent Glenrothes KY7 5DJ

Agent: Peter Simpson 116 Dover Park Dunfermline KY11 8HX

Application Permitted - no conditions

60 **Application No:** 22/00604/FULL

Date Decision Issued: 29/04/2022

Ward: Glenrothes Central And Thornton

Proposal: Change of use from public open space to private garden ground; erection of two-storey side extension, single-storey rear extension and fence; and associated development

Location: 30 Drum Close Glenrothes Fife KY7 4SE

Applicant: Mr Iain Leslie 30 Drum Close Glenrothes Scotland KY7 4SE

Agent: Natalie Cooper 12 Cedar Close Tadley United Kingdom RG26 3SL

Application Refused

Reason(s):

1. In the interests of safeguarding the visual amenity of the local area; the development would lead to the loss of open and partly treed/semi-natural space, to the detriment of the character and appearance of the streetscene, 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).

61 **Application No:** 21/03078/FULL **Date Decision Issued:** 04/05/2022

Ward: Glenrothes Central And Thornton

Proposal: Change of use from public open space to private garden ground, and erection of shed and fencing to side of dwellinghouse (retrospective)

Location: 8 Kinkell Avenue Glenrothes Fife KY7 4QG

Applicant: Mr Ross Duncan 8 Kinkell Avenue Glenrothes KY7 4QG

Agent:

Refusal/Enforcement Action

Reason(s):

1. In the interests of visual amenity; the loss of public open space and erection of shed and boundary fencing would have an adverse impact on the visual amenity of the open space and the surrounding area, contrary to policies 1 and 10 of the Adopted FIFEplan (2017).

62 **Application No:** 22/00948/FULL

Date Decision Issued: 05/05/2022

Ward: Glenrothes Central And Thornton

Proposal: Alterations to and change of use from office (Class 2) to dwellinghouse (Class 9)

Location: 5 Hanover Court North Street Glenrothes Fife KY7 5SB

Applicant: Fife Property Investments 191 Nicol Street Kirkcaldy Scotland KY1 1PF

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

Application Permitted - no conditions

63 **Application No:** 21/03849/ADV

Date Decision Issued: 22/04/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Display of 2 non-illuminated freestanding advertising signboards (in retrospect)

Location: 4 Duchess Lodge 4 High Street Leslie Glenrothes Fife KY6 3DA

Applicant: Mr Simon Leeman The Engine Shed The Linen Quarter Winterthur Lane
Dunfermline KY12 9GE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The approved signage shall be removed from the site no more than 1 month following the sale of the final property of the Leslie House development, or the expiry of the period of 4 years from the date of this permission, whichever happens first, and the site restored to its former condition immediately thereafter.

Reason(s):

1. To ensure the signboards are only in place for the relevant period of their purpose.

64 **Application No:** 22/00869/FULL **Date Decision Issued:** 26/04/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use of office (Class 2) to form part of dwellinghouse (Class 9)

Location: 9 High Street Markinch Glenrothes Fife KY7 6DQ

Applicant: Mrs Jillian McEwan 9 High Street Markinch Glenrothes Fife KY7 6DQ

Agent: Calum Allmond 27 Canmore Street Dunfermline Scotland KY12 7NU

Application Permitted - no conditions

65 **Application No:** 22/00119/FULL

Date Decision Issued: 27/04/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension and installation of retaining wall, platform, steps and railing to rear of dwellinghouse

Location: 11 Guthrie Court Glenrothes Fife KY7 6FG

Applicant: Mr A Ali 11 Guthrie Court Glenrothes KY7 6FG

Agent: Ian White 230 Methilhaven Road Methil KY8 3LD

Application Permitted - no conditions

66 **Application No:** 21/03801/FULL

Date Decision Issued: 03/05/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Replacement porch extension to front, replacement single storey extension and flue to rear, and erection of detached double domestic garage/store to rear of dwellinghouse

Location: Beechcroft Kirkforthar Feus Kirkforthar Glenrothes Fife KY7 6LR

Applicant: Mr Gary Michie Beechcroft Kirkforthar Feus Kirkforthar Glenrothes KY7 6LR

Agent: Alex Pearson 11 Adelaide Terrace Dundee DD3 6HW

Application Permitted - no conditions

67 **Application No:** 22/00736/FULL **Date Decision Issued:** 04/05/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 3 Alexandra Crescent Markinch Glenrothes Fife KY7 6AP

Applicant: Mrs Kerry MacLennan 3 Alexandra Crescent Markinch Glenrothes Fife KY7 6AP

Agent:

Application Permitted - no conditions

68 **Application No:** 22/00435/FULL

Date Decision Issued: 18/04/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of 32 storage units (Class 6)

Location: 12A Boston Road Glenrothes Fife

Applicant: Mr Scott Rafferty 24 Fernhill Drive Fernhill Drive Windygates United Kingdom KY8 5ED

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE STORAGE UNITS HEREBY APPROVED ARE FIRST BROUGHT INTO USE, a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the storage units shall have been provided within the curtilage of the site, and shall be formed outwith any parking areas.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer and approved in writing or (b) the planning authority has confirmed that remedial measures are not required.

Reason(s):

1. In the interests of road safety; to ensure all vehicles taking access to and egress from the site can do so in a forward gear.
2. To ensure all contamination within the site is dealt with.

69 **Application No:** 22/00466/FULL

Date Decision Issued: 19/04/2022

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from public open space to private garden ground and erection of fence

Location: 21 Broom Road Glenrothes Fife KY6 2BG

Applicant: Ms Diane Webster 21 Broom Road Glenrothes Fife KY6 2BG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Unless otherwise agreed in advance, in writing, by the planning authority, the fence hereby approved shall be a timber fence in vertical hit and miss style and stained or painted dark brown.
2. In preparing for and erecting the fence hereby approved: no mechanical excavation or use of mechanical plant; storage of materials, plant or equipment; or movement of plant or vehicles; shall take place within a zone extending 1 metre out from the exterior of the trunk of tree 'T1' in the approved drawings. For this purpose, the trunk shall be measured at a height 1 metre above the ground level adjacent to the tree.
3. In preparing for and erecting the fence hereby approved, no tree routes over 25mm in diameter shall be cut.

Reason(s):

1. In the interests of the visual amenity of the area.
2. In the interests of safeguarding trees and visual amenity.
3. In the interests of safeguarding trees and visual amenity.

70 **Application No:** 21/03688/FULL

Date Decision Issued: 03/05/2022

Ward: Glenrothes West And Kinglassie

Proposal: Formation of vehicular access and hardstanding area to front of flat (in retrospect)

Location: 4 Lochty Road Kinglassie Lochgelly Fife KY5 0YB

Applicant: Miss Linda Aitken 4 Lochty Road Kinglassie KY5 0YB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 3 months of the date of this permission, 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).

Reason(s):

1. In the interest of road safety; to ensure no deleterious material is dragged on to the public road.

71 **Application No:** 22/00818/CLP

Date Decision Issued: 03/05/2022

Ward: Glenrothes West And Kinglassie

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

Location: 66 Minto Crescent Glenrothes Fife KY6 1LP

Applicant: Mrs Sheila Waite 66 Minto Crescent Glenrothes Fife KY6 1LP

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

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Alterations to and change of use of unit from restricted retail sale of durable/non-food and ancillary goods (all Class 1) to retail sale of non-food goods and not more than 250 square metres net retail floorspace for retail sale of food (all Class 1)

Location: Unit 1 Phase 2 Saltire Centre Pentland Park Glenrothes Fife KY6 2AJ

Applicant: Sackville UK Property Select III 16 Norwood Newport-on-Tay Scotland DD6 8DW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. This site shall not be used for purposes other than: the sale of food; the sale of non-food goods within the range of furniture, floor coverings, textiles, electrical goods, DIY, hardware, gardening goods, hobbies and crafts (including stationery), leisure and camping goods, toys, automotive and cycling accessories, home decorating products, other homeware, household sundries, pet goods, live pets, pet cages, aquariums, bulk pet food items; and for other ancillary veterinary and pet grooming services; and shall not be used for any other purpose including those set out in Class 1 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification.
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, the amount of net retail floorspace of this building used for the retail sale of food, hobbies and crafts (including stationery), toys, other homeware (excluding furniture, floor coverings, textiles, electrical goods and home decorating products as defined in Condition 1), and household sundries, all as understood in terms of Condition 1 above, shall not exceed 20%.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, and also notwithstanding the provisions of Condition 2 above, the amount of net retail floorspace of this building used for the retail sale of food shall not exceed 250 square metres.

Reason(s):

1. In the interests of ensuring the proposals do not conflict with Policy 1: Development Principles and Policy 6: Town Centres First of the adopted FIFEplan Fife Local Development Plan (2017) as they relate to the principle of development.
2. In the interests of ensuring the proposals do not conflict with Policy 1: Development Principles and Policy 6: Town Centres First of the adopted FIFEplan Fife Local Development Plan (2017) as they relate to the principle of development.
3. In the interests of ensuring the proposals do not conflict with Policy 1: Development Principles and Policy 6: Town Centres First of the adopted FIFEplan Fife Local Development Plan (2017) as they relate to the principle of development.

73 **Application No:** 22/00557/FULL **Date Decision Issued:** 20/04/2022

Ward: Howe Of Fife And Tay Coast

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

Location: Chaumiere 1 Lomond Fields Falkland Cupar Fife KY15 7DX

Applicant: Mr Paul Anderson Chaumiere 1 Lomond Fields Falkland Cupar Fife KY15 7DX

Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Fife KY14 7HB

Application Permitted - no conditions

74 **Application No:** 22/00541/CLP

Date Decision Issued: 22/04/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (proposed) for erection of domestic wind turbine

Location: Parkwell Kingskettle Cupar Fife KY15 7TY

Applicant: Mr Philip Walker Parkwell Kingskettle Fife UK KY15 7TY

Agent:

Application Permitted - no conditions

75 **Application No:** 21/01110/LBC

Date Decision Issued: 27/04/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of door, replacement signage and installation of extraction system/flue

Location: 12 - 14 Kilnheugh Auchtermuchty Fife KY14 7BZ

Applicant: Mrs Erica Muir 12-14 Kilnheugh Auchtermuchty Fife KY14 7BZ

Agent:

Application Permitted - no conditions

76 **Application No:** 22/00331/FULL **Date Decision Issued:** 27/04/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Landscaping works including formation of hard surfaces, erection of sheds, arches, play equipment and water feature, and installation of access gates

Location: 3 Inchrye Steading Lindores Cupar Fife KY14 6JD

Applicant: Mr Brenden Tsang Flat 49 17 Mill Street Vogans Mill Warf London United Kingdom SE1 2BZ

Agent: Ryan McMahon 28 Slamannan Road Falkirk United Kingdom FK1 5LE

Application Permitted - no conditions

77 **Application No:** 21/02545/FULL

Date Decision Issued: 04/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Conversion of outbuilding/store to form a new dwelling with shared access

Location: 39 High Street Auchtermuchty Cupar Fife KY14 7AP

Applicant: Mr John Darcy Orchard House 39 High Street Auchtermuchty UK KY14 7AP

Agent: GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse and there shall be 2 No. off street parking spaces provided for the existing dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines, as is shown on Drawing No. G04 (03 Proposed Site Plan). The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

78 **Application No:** 22/00685/FULL **Date Decision Issued:** 04/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations and two storey extension to dwellinghouse

Location: Newington Farm Cottage 1 Newington Cottages Cairnie Cupar Fife KY15 4NW

Applicant: Mr & Mrs Brown Newington Farm Cottage 1 Newington Cottages Cairnie Cupar Fife KY15 4NW

Agent: Nicola Donaldson Meadow Bank Balfarvie Road Cupar United Kingdom KY15 4AJ

Application Permitted - no conditions

79 **Application No:** 22/00733/APN

Date Decision Issued: 04/05/2022

Ward: Howe Of Fife And Tay Coast

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

Location: Farmhouse Cantyhall Fernie Cupar Fife KY15 7RU

Applicant: Mr Michael Alexander Cantyhall Farm Ladybank Cupar UK KY15 7RU

Agent: ROBERT BRUCE 14 HOPE PLACE MUSSELBURGH UK EH21 7QD

Application Permitted - no conditions

80 **Application No:** 22/00751/FULL **Date Decision Issued:** 06/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of garage

Location: West Conland Farm Leslie Glenrothes Fife KY6 3HE

Applicant: Mr Gordon Riddell West Conland Farm Leslie Glenrothes Scotland KY6 3HE

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

Application Permitted - no conditions

81 **Application No:** 22/00738/FULL **Date Decision Issued:** 19/04/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 10 Swallow Craig Dalgety Bay Dunfermline Fife KY11 9YR

Applicant: Mr & Mrs J Walker 10 Swallow Craig Dalgety Bay United Kingdom KY11 9YR

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

Application Permitted - no conditions

82 **Application No:** 22/00891/CLP

Date Decision Issued: 19/04/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for single storey rear extension, formation of raised platform and installation of window opening to side

Location: 38 Granton View Dalgety Bay Dunfermline Fife KY11 9FX

Applicant: Mr Ali Robertson 38 Granton View Dalgety Bay United Kingdom KY11 9FX

Agent: Russell Scobie 109 Dysart Road Kirkcaldy Scotland KY1 2BB

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to vary planning conditions 2 and 3 of planning permission 20/01617/FULL

Location: Land To The East Of The Wynd Dalgety Bay Fife

Applicant: Mr C/O Stephen Ritchie Forthview House Hilton Road Rosyth United Kingdom KY11 2BL

Agent: Ryan Blair Tanfield 1 Tanfield Edinburgh United Kingdom EH3 5DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Unless otherwise agreed in writing with Fife Council as Planning Authority, the normal working hours for the on-site/or construction activities shall only take place Monday to Friday between 8.00 am to 6.00pm with the exception of the dates specified within the Construction Environmental Management Plan. On these dates, the working hours can be extended to 8pm and Saturday working is permissible between 8.00am and 3.00pm with the exclusion of 18th July 22 due to a public holiday on this date. No commercial road based vehicles associated with the on-site/or construction work shall enter or leave the site before 8.00am and after 6.00pm Monday to Friday. Outwith these hours (and the extended hours on the specified dates), development at the site shall be limited to maintenance, emergency works, and the testing of plant and equipment, or, construction work that is not audible from any noise sensitive property outwith the site.
2. Unless otherwise agreed in writing with Fife Council as Planning Authority, the proposed working months for the on-site/or construction activities hereby approved shall be restricted to April to the end of the second week of October inclusive. For the avoidance of doubt this restriction shall not apply to any works required for monitoring purposes, or to the establishment of the site compound in the indicative area identified on Figure 1.6 'Proposed Site Plan, and does not include deliveries to the site by road vehicles providing this complies with the other conditions of the consent.
3. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved under planning permission 20/01617/FULL. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy. For the avoidance of doubt, all contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Development documents or any subsequent revisions of those documents. Additional information can be found at: www.fifedirect.org.uk/contaminatedland
4. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority. For the avoidance of doubt, all contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Development documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland
5. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The

Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority. For the avoidance of doubt, all contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Development documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland

6. The temporary contractor's site compound shall be removed and the land reinstated to its former profile and condition no later than 3 months following the final commissioning of the development, unless otherwise agreed in writing with this Planning Authority.
7. All trees existing on the site at the date of this decision shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
8. At the end of each 6 month construction phase, the ecological Clerk of Works shall submit a written validation report assessing the impact of the works and effectiveness of mitigation measures and recommendations for addressing any issues if required. Once agreed by the planning authority, the recommendations will be implemented to a timetable agreed by the contractor and planning authority.
9. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. For the avoidance of doubt, a suitable bird survey should be carried out by a suitably qualified ecologist covering the proposed clearance area and submitted to this authority for its prior written approval before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale.

Reason(s):

1. In the interests of protecting residential amenity, and to minimise noise distribution, to protect the amenity of nearby residents while allowing for the project to continue efficiently.
2. In the interests of protecting the integrity and qualifying interests of a European designated ecological protection area noted for its over wintering bird species while allowing for the project to continue efficiently.
3. To ensure remedial works are carried out to the agreed protocol.
4. To provide verification that remediation has been carried out to the planning authority's satisfaction.
5. To ensure all contamination within the site is dealt with.
6. In the interests of visual amenity and protecting the natural heritage, to ensure temporary compounds do not leave a footprint on site.
7. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
8. In order to safeguard the ecological and ornithological interests of the area and to ensure that the developer provides for adequate access to monitor, record, investigate and advise on working/transportation practices and ecological/ornithological matters during the construction phases.
9. In order to avoid disturbance during bird breeding seasons.

84 **Application No:** 22/00936/FULL **Date Decision Issued:** 29/04/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Dormer to front and single storey extension to rear of dwellinghouse

Location: 1 Halyard Rise Dalgety Bay Dunfermline Fife KY11 9GR

Applicant: Mr and Mrs Paul and Lynn Kieran 1 Halyard Rise Dalgety Bay Fife KY11 9GR

Agent: Philip Leiper Balcony Flat Kingslaw House 3 East Brae East Wemyss
Kirkcaldy Fife KY1 4RS

Application Permitted - no conditions

85 **Application No:** 22/00987/FULL **Date Decision Issued:** 29/04/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 13 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

Applicant: Mr S Barbour 13 The Inches Dalgety Bay Dunfermline Fife KY11 9YG

Agent: Colin Aitchison 77 Jamieson Gardens Tillicoultry Scotland FK13 6EP

Application Permitted - no conditions

86 **Application No:** 21/03977/FULL **Date Decision Issued:** 04/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

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

Applicant: Mr David Anderson North Cliff Main Road North Queensferry Inverkeithing Fife
KY11 1HB

Agent: Sandy Anderson 21 Castle Street Edinburgh United Kingdom EH23DN

Application Permitted - no conditions

87 **Application No:** 21/03979/LBC

Date Decision Issued: 04/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for internal/external alterations and single storey extension to side of dwellinghouse

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

Applicant: Mr David Anderson Northcliff Main Road North Queensferry Fife United Kingdom KY11 1HB

Agent: Sandy Anderson 21 Castle Street Edinburgh United Kingdom EH23DN

Application Permitted - no conditions

88 **Application No:** 22/00227/FULL

Date Decision Issued: 05/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations including exterior painting

Location: Gulshan 61 High Street Inverkeithing Fife KY11 1NW

Applicant: Mr Mohammed Shakir Khan Gulshan 61 High Street Inverkeithing United Kingdom KY11 1NW

Agent: Jo Parry-Geddes 5 6 Easter Dalmeny Edinburgh GB EH30 9TS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The lettering and other signage and means of illumination thereof shown in the approved drawings (including the swan neck light) are not hereby approved.

Reason(s):

1. For the avoidance of doubt as to the development hereby approved; this signage and its means of illumination are properly for consideration under the Control of Advertisements (Scotland) Regulations (1984).

89 **Application No:** 22/00536/ADV

Date Decision Issued: 05/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of 2 nos. internally-illuminated fascia signs, 1 no. non-illuminated swing sign and 1 no. externally-illuminated board sign

Location: Gulshan 61 High Street Inverkeithing Fife KY11 1NW

Applicant: Mr Mohammed Shakir Khan Gulshan 61 High Street Inverkeithing Fife KY11 1NW

Agent: Jo Parry-Geddes 5-6 Easter Dalmeny Edinburgh GB EH30 9TS

Application Permitted - no conditions

90 **Application No:** 22/00621/FULL **Date Decision Issued:** 05/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: First floor extension to side and single storey extension to front of dwellinghouse

Location: 16 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

Applicant: Mr and Mrs S Sweeney 16 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

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

Application Permitted - no conditions

91 **Application No:** 22/00800/FULL

Date Decision Issued: 13/05/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 9 Inchview Gardens Dalgety Bay Dunfermline Fife KY11 9SA

Applicant: Mr Neil Verdon 9 Inchview Gardens Dalgety Bay Dunfermline Fife KY11 9SA

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. 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.

92 **Application No:** 22/00902/FULL

Date Decision Issued: 13/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Two storey extension to side of dwelling

Location: 58 Strathbeg Drive Dalgety Bay Dunfermline Fife KY11 9XH

Applicant: Mr and Mrs S Glass 58 Strathbeg Drive Dalgety Bay United Kingdom KY11 9XH

Agent: Alan Anderson 62 Donibristle Gardens Dalgety Bay Scotland KY11 9NQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

93 **Application No:** 22/00580/FULL **Date Decision Issued:** 19/04/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 9 Park Place Kirkcaldy Fife KY1 1XL

Applicant: Mr Steven McGuckin 9 Park Place Kirkcaldy Scotland KY1 1XL

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

Application Permitted - no conditions

94 **Application No:** 21/03615/ADV

Date Decision Issued: 20/04/2022

Ward: Kirkcaldy Central

Proposal: Display of 1 no. projecting internally illuminated sign

Location: Fife College St Brycedale Avenue Kirkcaldy Fife KY1 1EX

Applicant: Mr Stuart McMillan Dunfermline Campus 0 Pittsburgh Road Dunfermline UK
KY11 8DY

Agent:

Application Permitted - no conditions

95 **Application No:** 21/03335/FULL **Date Decision Issued:** 22/04/2022

Ward: Kirkcaldy Central

Proposal: Installation of exterior platform lift to rear of building

Location: 6 Kirk Wynd Kirkcaldy Fife KY1 1EH

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

Agent: James Lynch 107 Timber Wharf Worsley Street Manchester England M154LD

Application Permitted - no conditions

96 **Application No:** 22/00008/FULL

Date Decision Issued: 22/04/2022

Ward: Kirkcaldy Central

Proposal: External alterations and single storey extension to rear of dwellinghouse

Location: 32 Milton Road Kirkcaldy Fife KY1 1TL

Applicant: Mr Stewart Turpie 32 Milton Road Kirkcaldy Fife KY1 1TL

Agent: NGP Architecture Federation House 222 Queensferry Road EDINBURGH
Scotland EH4 2BN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ITS INSTALLATION, finalised details of the replacement rear door shall be submitted for written approval by Fife Council as Planning Authority.

Reason(s):

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

97 **Application No:** 22/00009/LBC

Date Decision Issued: 22/04/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal and external alterations and single storey extension to rear of dwellinghouse

Location: 32 Milton Road Kirkcaldy Fife KY1 1TL

Applicant: Mr Stewart Turpie 32 Milton Road Kirkcaldy Fife KY1 1TL

Agent: NGP Architecture Federation House 222 Queensferry Road EDINBURGH
Scotland EH4 2BN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all original and existing internal cornicing shall be retained in its entirety unless otherwise agreed in writing by Fife Council as Planning Authority.
2. PRIOR TO ITS INSTALLATION, finalised details of the replacement rear door shall be submitted for written approval by Fife Council as Planning Authority.

Reason(s):

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

98 **Application No:** 22/00851/FULL

Date Decision Issued: 26/04/2022

Ward: Kirkcaldy Central

Proposal: Alterations and change of use from shop (Class 1) to flatted dwelling (Sui Generis)

Location: 36 Harcourt Road Kirkcaldy Fife KY2 5HF

Applicant: Mr Mohammed Ahsan Javid 46 Craigfoot Walk Kirkcaldy Scotland KY1 1GA

Agent:

Application Permitted - no conditions

99 **Application No:** 22/00793/FULL

Date Decision Issued: 29/04/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement doors

Location: 2 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mr Alex Carruthers 2 Townsend Place Kirkcaldy UK KY1 1HB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved French doors shall be constructed with timber frames 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.

100 **Application No:** 22/00794/LBC

Date Decision Issued: 29/04/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal and external alterations

Location: 2 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mr Alex Carruthers 2 Townsend Place Kirkcaldy UK KY1 1HB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved French doors shall be constructed with timber frames 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.

101 **Application No:** 22/00516/FULL

Date Decision Issued: 03/05/2022

Ward: Kirkcaldy Central

Proposal: Re-surfacing of public footpath

Location: Street Record South Fergus Place Kirkcaldy Fife

Applicant: Fife Council Fife Council Bankhead Central 1 Bankhead park Glenrothes
Scotland KY76GH

Agent: Liam Melville Fife Council Roads and Transportation Service Bankhead
Central 1 Bankhead Park Glenrothes scotland KY7 6GH

Application Permitted - no conditions

102 **Application No:** 22/00429/FULL

Date Decision Issued: 05/05/2022

Ward: Kirkcaldy Central

Proposal: Installation of 9 No. replacement windows

Location: 11 James Grove Kirkcaldy Fife KY1 1TN

Applicant: Mr McDonald 11 James Grove Kirkcaldy Scotland KY1 1TN

Agent: Ross Allan 53 Feus Road Perth United Kingdom PH1 2AS

Application Permitted - no conditions

103 **Application No:** 22/00842/LBC

Date Decision Issued: 13/05/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for historic wall repairs

Location: Kirkcaldy Cemetery Bennoch Road Kirkcaldy Fife KY2 5QY

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

104 **Application No:** 22/00843/FULL

Date Decision Issued: 13/05/2022

Ward: Kirkcaldy Central

Proposal: Historic wall repairs

Location: Kirkcaldy Cemetery Bennoch Road Kirkcaldy Fife KY2 5QY

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

105 **Application No:** 22/00961/FULL

Date Decision Issued: 13/05/2022

Ward: Kirkcaldy Central

Proposal: Two storey extension to side of dwellinghouse (amendment to approved 21/02676/FULL)

Location: 10 Longbraes Gardens Kirkcaldy Fife KY2 5YJ

Applicant: Mrs Joan Yule 10 Longbraes Gardens Kirkcaldy Fife KY2 5YJ

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

Application Permitted - no conditions

106 **Application No:** 22/00666/FULL

Date Decision Issued: 19/04/2022

Ward: Kirkcaldy East

Proposal: Change of use from public open space to private garden ground and erection of boundary fence (Retrospective)

Location: 60 Cameron Drive Kirkcaldy Fife KY1 3AH

Applicant: Ms Gemma Elder 60 Cameron Drive Kirkcaldy Scotland KY1 3AH

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

Application Permitted - no conditions

107 **Application No:** 22/00278/FULL

Date Decision Issued: 27/04/2022

Ward: Kirkcaldy East

Proposal: Alterations to 2 No. existing windows to form juliette balconies to rear of flatted dwelling

Location: 160 Cook Street Dysart Kirkcaldy Fife KY1 2UZ

Applicant: Mrs L Dickson 160 Cook Street Dysart Fife KY1 2UZ

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

Application Permitted - no conditions

108 **Application No:** 21/02330/LBC

Date Decision Issued: 28/04/2022

Ward: Kirkcaldy East

Proposal: Listed building consent for internal and external alterations to church to form dwellinghouse

Location: 9 Pathhead Court Kirkcaldy Fife KY1 2PQ

Applicant: Mr Lawrie Brewster 9 Pathhead Court Kirkcaldy United Kingdom KY1 2PQ

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

Application Permitted - no conditions

109 **Application No:** 21/03350/LBC

Date Decision Issued: 03/05/2022

Ward: Kirkcaldy East

Proposal: Listed building consent for installation of replacement windows, installation of a new door and internal alterations

Location: 13 Mitchell Street Kirkcaldy Fife KY1 1BE

Applicant: Mrs Linda Laing 13 Mitchell Street Kirkcaldy Fife KY1 1BE

Agent: Paul Hope 27 Canmore Street Dunfermline Scotland KY12 7NU

Application Permitted - no conditions

110 **Application No:** 21/03351/FULL

Date Decision Issued: 03/05/2022

Ward: Kirkcaldy East

Proposal: External alterations including installation of replacement windows and new door (retrospective)

Location: 13 Mitchell Street Kirkcaldy Fife KY1 1BE

Applicant: Mrs Linda Laing 13 Mitchell Street Kirkcaldy United Kingdom KY1 1BE

Agent: Paul Hope 27 Canmore Street Dunfermline Scotland KY12 7NU

Application Permitted - no conditions

111 **Application No:** 22/01029/FULL

Date Decision Issued: 13/05/2022

Ward: Kirkcaldy East

Proposal: External alterations including single storey extension including roof terrace

Location: 91 Hayfield Road Kirkcaldy Fife KY1 2JP

Applicant: Mr P Singh 91 Hayfield Road Kirkcaldy Fife KY1 2JP

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

Application Permitted - no conditions

112 **Application No:** 22/00795/FULL

Date Decision Issued: 19/04/2022

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Gosford Road Kirkcaldy Fife KY2 6TZ

Applicant: Mr Steven Mackie 6 Gosford Road Kirkcaldy Fife KY2 6TZ

Agent: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife
KY11 8UU

Application Permitted - no conditions

Ward: Kirkcaldy North
Proposal: Erection of 10 no. affordable dwellinghouses, associated infrastructure and landscaping
Location: Fair Isle Clinic Fair Isle Road Kirkcaldy Fife KY2 6EE
Applicant: Mr Jim Methven 2 St Swithin Row Aberdeen Scotland AB10 6DL
Agent: Yeoman McAllister Architects Waterside Studios 64 Coltbridge Avenue Edinburgh United Kingdom EH12 6AH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
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.

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.

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.

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

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

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

4. Before any works start on the approved surface water drainage scheme, a plan shall be submitted to Fife Council as Planning Authority which details how surface water run-off will be intercepted so that it does not flow onto the public road network. The approved details shall then be constructed on site, prior to any dwelling being occupied.
5. The 1.8m wall fronting Fair Isle Road, as identified on the approved site layout plan is hereby not approved. The wall shall be reduced to a maximum height of 1m.
6. Prior to the occupation of the first dwelling, all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Guide. These works shall include the provision of a new vehicular crossing of the footway at the new junction and the existing vehicular crossing of the footway for the former clinic shall be reconstructed back to footway and grass verge. For the avoidance of doubt, the new junction bellmouth shown on the approved site layout plan, is hereby not approved.
7. Before any works start on site, detailed plans showing the location and specification of the new raised pedestrian crossing on Fair Isle Road (located approximately 15- 20 metres South of the centreline of the Lismore Avenue junction) shall be submitted for approval by Fife Council as Planning Authority. Once approved, the raised crossing and ancillary works shall be constructed in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Guide. These works along with the removal of the existing nib and speed cushions shall be completed and operational, prior to the occupation of the first dwelling.
8. Prior to any dwelling being occupied, 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.
9. Before any of the units are occupied, full details of all boundary treatments (including typical elevations) shall be submitted to Fife Council as Planning Authority for prior written approval. The approved boundary treatments shall be installed prior to each respective being occupied.

Reason(s):

1. In order to define the terms of the consent.
2. In the interest of safely developing potentially contaminated land.
3. To ensure all contamination within the site is dealt with.
4. In the interest of increasing flood risk; to ensure all surface water run-off within the site is adequately dealt with.
5. In the interest of visual amenity; to ensure the wall has no significant visual impact on the surrounding area.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of visual amenity and biodiversity enhancement.
9. In the interest of visual amenity; to ensure adequate detail is submitted.

114 **Application No:** 22/00707/FULL

Date Decision Issued: 21/04/2022

Ward: Kirkcaldy North

Proposal: Porch extension to front of dwellinghouse

Location: 33 Duddingston Drive Kirkcaldy Fife KY2 6JR

Applicant: Mrs Jean McKay 33 Duddingston Drive Kirkcaldy Fife KY2 6JR

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

Application Permitted - no conditions

115 **Application No:** 22/00708/FULL

Date Decision Issued: 22/04/2022

Ward: Kirkcaldy North

Proposal: Porch extension to front of dwellinghouse

Location: 35 Duddingston Drive Kirkcaldy Fife KY2 6JR

Applicant: Mr Martyn Smith 35 Duddingston Drive Kirkcaldy Fife KY2 6JR

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

Application Permitted - no conditions

116 **Application No:** 21/02326/FULL

Date Decision Issued: 28/04/2022

Ward: Kirkcaldy North

Proposal: Change of use from service yard to outdoor retail area associated with existing class 1 retail unit and erection of boundary fence and gates

Location: 16 Fife Central Retail Park Chapel Park Kirkcaldy Fife KY2 6QL

Applicant: Mr Iain Pratt The Vault Dakota Drive Estuary Commerce Park, Speke Liverpool United Kingdom L24 8RJ

Agent: Mark Wood The Glenmore Centre 12 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP

Application Permitted - no conditions

117 **Application No:** 22/00501/APN

Date Decision Issued: 19/04/2022

Ward: Leven, Kennoway And Largo

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

Location: Home Farm Cottage West Largo Place Blindwells Lower Largo Leven Fife
KY8 6EE

Applicant: Mr David Crichton Monzie Farms Monzie Crieff Perth and Kinross Scotland
PH7 4HE

Agent: Kathryn Beckett Home Farm Cottage Upper Largo Leven Scotland KY8 6EE

Application Permitted - no conditions

118Application No: 21/03448/FULL

Date Decision Issued: 27/04/2022

Ward: Leven, Kennoway And Largo

Proposal: Development of pump track (wheeled sport facility) with associated lighting and drainage.

Location: Land To West Of 23 Kenmount Drive Kennoway Fife

Applicant: Mr David Paterson Buckhaven Burgh Chambers 1 College Street Buckhaven
Leven UK KY8 1AB

Agent: Roddy MacLeod Keepers Cottage Glen Rd Glen Road Dunblane United
Kingdom FK15 0HR

Application Permitted - no conditions

119 **Application No:** 22/00756/FULL

Date Decision Issued: 27/04/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from public open space to private garden ground and erection of fence

Location: 49 Woodlands Road Lundin Links Leven Fife KY8 6HG

Applicant: Ms Susan Millar Berryside By New Gilston Leven United Kingdom KY8 5PH

Agent:

Application Permitted - no conditions

120 **Application No:** 22/00617/CLP

Date Decision Issued: 28/04/2022

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for erection of domestic garage/workshop

Location: Werdna 57 Glenlyon Road Leven Fife KY8 4AB

Applicant: Mr Ian Linton Werdna 57 Glenlyon Road Leven Fife KY8 4AB

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Planning permission in principle for erection of dwellinghouse for agricultural needs.
Location: Montrave Home Farm Montrave Kennoway Fife
Applicant: Mr Andrew Gilmour Londive Montrave Home Farm Leven Scotland KY8 5NZ
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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);
 - (i) A a natural heritage and biodiversity site appraisal shall be undertaken and submitted and taken into account during the design of the property and its curtilage.

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 the occupation of the proposed dwellinghouse, the first three metre length of the private access to the rear of the A916 classified public road shall be constructed in a paved material (not concrete slabs).
3. 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.
4. 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.
5. The total noise from all/any 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. 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 that no deleterious material is carried from the unmade track onto the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
5. In the interest of protecting local amenity.

122Application No: 22/00098/FULL

Date Decision Issued: 22/04/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear and infilling of ground level and boundary wall and installation of fencing to side/rear of dwellinghouse

Location: 92 Westwood Crescent Ballingry Lochgelly Fife KY5 8JN

Applicant: Ms Hazel Brown 92 Westwood Crescent Ballingry KY5 8JN

Agent: Hazel Dickson 23 Reid Street Dunfermline KY12 7EE

Application Permitted - no conditions

123 **Application No:** 22/00629/CLP

Date Decision Issued: 22/04/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of lawfulness (proposed) for single storey extension to rear of dwellinghouse, erection of garage and formation of hardstanding

Location: 58 Park Street Crosshill Lochgelly Fife KY5 8BH

Applicant: Mr John Hughes 58 Park Street Crosshill Lochgelly Fife KY5 8BH

Agent: Grant Young 35 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

Application Permitted - no conditions

124 **Application No:** 22/00112/FULL

Date Decision Issued: 26/04/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension and steps to front and single storey extension, raised platform, steps and balustrade to rear of dwellinghouse

Location: 21 Balderran Drive Bowhill Cardenden Lochgelly Fife KY5 0LF

Applicant: Mr Derek Bostock 21 Balderran Drive Bowhill KY5 0LF

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

125 **Application No:** 22/00310/FULL

Date Decision Issued: 27/04/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to side and rear of dwellinghouse

Location: 20 Keirs Brae Cardenden Lochgelly Fife KY5 0QD

Applicant: Ms Helen Stevenson 20 Keirs Brae Cardenden Lochgelly Fife KY5 0QD

Agent: Finlay Taylor 20 Keirs Brae Cardenden Lochgelly Fife KY50QD

Application Permitted - no conditions

126 **Application No:** 22/01044/FULL

Date Decision Issued: 05/05/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 25 The Beeches Lochgelly Fife KY5 9QB

Applicant: Mr Alan Keenan 25 The Beeches Lochgelly Fife KY5 9QB

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

Application Permitted - no conditions

127 **Application No:** 22/00209/FULL

Date Decision Issued: 21/04/2022

Ward: Rosyth

Proposal: Dormer extension, installation of French doors and formation of balcony and balustrade to front, and infilling window to side of dwellinghouse

Location: 5 Promenade Limekilns Dunfermline Fife KY11 3HH

Applicant: Mr and Mrs Brian and Claire Blanchflower 5 Promenade Limekilns KY11 3HH

Agent: Charina Beswick 91 Townhill Road Dunfermline KY12 0BW

Application Permitted - no conditions

128 **Application No:** 21/03049/FULL

Date Decision Issued: 22/04/2022

Ward: Rosyth

Proposal: Alterations and single storey extension to front of dwellinghouse

Location: Hollybank House Church Lane Limekilns Dunfermline Fife KY11 3HR

Applicant: Mr Ian McDonald Hollybank House Church Lane Limekilns Dunfermline Fife
KY11 3HR

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

Application Permitted - no conditions

129 **Application No:** 22/00094/FULL

Date Decision Issued: 26/04/2022

Ward: Rosyth

Proposal: Single storey extension to side/rear of dwellinghouse

Location: 21 South Loanhead Limekilns Dunfermline Fife KY11 3LB

Applicant: Ms Anne Morris 21 South Loanhead Limekilns KY11 3LB

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted - no conditions

130 **Application No:** 21/01854/FULL

Date Decision Issued: 18/04/2022

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: St Andrews Museum Kinburn Park Doubledykes Road St Andrews Fife KY16 9DP

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

Agent: Pauline Martin Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

131 **Application No:** 22/00432/FULL

Date Decision Issued: 18/04/2022

Ward: St. Andrews

Proposal: Erection of shed (in retrospect)

Location: The Granary 6 Dewars Mill Nether Strathkinness Strathkinness St Andrews
Fife KY16 9TY

Applicant: Dr William King The Granary 6 Dewars Mill St Andrews Scotland KY16 9TY

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

Application Permitted - no conditions

132Application No: 21/01836/LBC

Date Decision Issued: 19/04/2022

Ward: St. Andrews

Proposal: Listed Building Consent for the replacement of windows and security bars

Location: St Andrews Museum Kinburn Park Doubledykes Road St Andrews Fife KY16 9DP

Applicant: Yvonne Gillespie Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Agent: Pauline Martin Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, any replacement of the existing window bars shall closely match the existing window bars in size, design, material and colour finish.

Reason(s):

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

133 **Application No:** 21/03183/FULL

Date Decision Issued: 20/04/2022

Ward: St. Andrews

Proposal: Installation of replacement rainwater goods

Location: 85A Market Street St Andrews Fife KY16 9NX

Applicant: Mrs Auriole Potter 85A Market Street St Andrews Fife KY16 9NX

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

Application Permitted - no conditions

134 **Application No:** 21/03419/LBC

Date Decision Issued: 20/04/2022

Ward: St. Andrews

Proposal: Listed Bulding Consent for replacement rainwater goods

Location: 85A Market Street St Andrews Fife KY16 9NX

Applicant: Mrs Auriole Potter 85A Market Street St Andrews Scotland KY16 9PA

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

Application Permitted - no conditions

135 **Application No:** 22/00533/CLP

Date Decision Issued: 22/04/2022

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for replacement cladding, roof membrane, windows and rooflight to dwellinghouse

Location: 34 High Road Strathkinness St Andrews Fife KY16 9XX

Applicant: Mr Glenn Malloy 34 High Road Strathkinness St Andrews Fife KY16 9XX

Agent: David Hill 32 Millbank Cupar Fife KY15 5DP

Application Permitted - no conditions

136 **Application No:** 22/00672/FULL

Date Decision Issued: 22/04/2022

Ward: St. Andrews

Proposal: Change of use from flatted dwelling to short-term holiday let (retrospective)

Location: Top Floor 26C North Street St Andrews Fife KY16 9AQ

Applicant: Mr Peter Keenan 43 Cleveden Road Glasgow United Kingdom G12 0PH

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

Application Permitted - no conditions

137 **Application No:** 22/00276/FULL

Date Decision Issued: 25/04/2022

Ward: St. Andrews

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

Location: 88 Lawmill Gardens St Andrews Fife KY16 8QZ

Applicant: Mr & Mrs B. Fulton 88 Lawmill Gardens ST ANDREWS U.K. KY16 8QZ

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. BEFORE THE DEVELOPMENT IS OCCUPIED, 2 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

138 **Application No:** 22/00573/ADV

Date Decision Issued: 25/04/2022

Ward: St. Andrews

Proposal: Display of various non-illuminated signage

Location: British Golf Museum Bruce Embankment St Andrews Fife KY16 9AB

Applicant: The R&A World Golf Museum The R&A World Golf Museum Bruce Embankment St Andrews Fife Scotland KY16 9AB

Agent: David Urquhart Fort Street House 63 Fort Street Broughty Ferry Dundee Scotland DD5 2AB

Application Permitted - no conditions

139 **Application No:** 22/00121/FULL

Date Decision Issued: 27/04/2022

Ward: St. Andrews

Proposal: Two storey extension to side of dwellinghouse

Location: 36 Lawmill Gardens St Andrews Fife KY16 8QS

Applicant: Mrs M Leighton 36 Lawmill Gardens St Andrews Fife KY16 8QS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No trees shall have roots cut, lopped, topped, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to ensure that no damage is caused to the roots of those trees located on the adjacent site situated west of the curtilage boundary before and during development operations.

Ward: St. Andrews
Proposal: Single storey porch extension to front, single storey extension and formation of raised platform to rear of dwellinghouse and formation of vehicular access
Location: 22 Lamond Drive St Andrews Fife KY16 8BD
Applicant: Mr Ronnie Moore 22 Lamond Drive St Andrews Fife KY16 8BD
Agent: Richard Dyer 10 Hill Crescent Wormit Scotland DD6 8PQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the proposed vehicular driveway coming into use, the construction of the vehicular crossing over the public footway shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
2. Prior to the proposed vehicular driveway coming into use, 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.
3. Prior to the proposed vehicular driveway coming into use, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
4. FOR THE AVOIDANCE OF DOUBT, the first 2 metres of the driveway behind the adjoining public footway is to be paved in accordance with the current Fife Council Transportation Development Guidelines to prevent deleterious material (e.g. loose chippings) being carried onto the public road.

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.
3. In the interest of road and pedestrian safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road and pedestrian safety.

141 **Application No:** 22/00363/FULL

Date Decision Issued: 27/04/2022

Ward: St. Andrews

Proposal: Erection of dwellinghouse (Demolition of existing outbuilding)

Location: 75 South Street St Andrews Fife

Applicant: Ms Maura Lynch Flat 1 75 South Street St Andrews UK KY16 9QW

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

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.
2. 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. 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 Archaeological Area of Regional Importance.
2. In the interests of residential amenity; to ensure works do not take place at unreasonable hours.

142Application No: 22/00364/LBC

Date Decision Issued: 27/04/2022

Ward: St. Andrews

Proposal: Listed building consent for erection of dwellinghouse and partial demolition of existing outbuilding

Location: 75 South Street St Andrews Fife

Applicant: Ms Maura Lynch Flat 1 75 South Street St Andrews UK KY16 9QW

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

Application Permitted - no conditions

143 **Application No:** 22/00438/FULL

Date Decision Issued: 27/04/2022

Ward: St. Andrews

Proposal: Erection of two-storey extension to rear

Location: Cottage No 2 Easter Kincaple Farm Strathtyrum St Andrews Fife KY16 9SG

Applicant: Ms Nicola Steele 2 and 3 Easter Kincaple Cottage St Andrews Fife KY16 9SG

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

Application Permitted - no conditions

144 **Application No:** 22/00495/OBL

Date Decision Issued: 28/04/2022

Ward: St. Andrews

Proposal: \Modification of Planning Obligation 15/01823/EIA

Location: Land SW Of Younger Gardens Melville Road St Andrews Fife

Applicant: Mr Michael Younger Quartermile Two 2 Lister Square Edinburgh EH3 9GL

Agent: Isabel MacSwan Quartermile Two 2 Lister Square Edinburgh EH3 9GL

Application Permitted - no conditions

145 **Application No:** 22/01100/CLP

Date Decision Issued: 28/04/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for alterations to side of dwellinghouse (alterations to existing window to form door)

Location: 17 Lumsden Crescent St Andrews Fife KY16 9NQ

Applicant: Mr Max Silverman 17 Lumsden Crescent St Andrews Scotland KY16 9NQ

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

Application Permitted - no conditions

146 **Application No:** 21/03751/FULL

Date Decision Issued: 04/05/2022

Ward: St. Andrews

Proposal: Installation of replacement windows, door, timber cladding and painting

Location: 2 Dewars Mill Nether Strathkinness Strathkinness St Andrews Fife KY16 9TY

Applicant: Professor Alan Dearle 2 Dewars Mill Nether Strathkinness Strathkinness St Andrews Fife KY16 9TY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all painting works to windows, doors and timber cladding shall have a satin or similar paint finish, not gloss.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C listed building and the other converted listed mill buildings to which the site is attached.

147 **Application No:** 22/00434/FULL

Date Decision Issued: 04/05/2022

Ward: St. Andrews

Proposal: Replacement driveway, fence and installation of new gates to dwellinghouse (retrospective)

Location: 30 Hepburn Gardens St Andrews Fife KY16 9DF

Applicant: Mrs Janet Finlay 30 Hepburn Gardens St Andrews Fife KY16 9DF

Agent:

Application Permitted - no conditions

148 **Application No:** 22/00496/FULL

Date Decision Issued: 04/05/2022

Ward: St. Andrews

Proposal: Installation of replacement windows and two extraction vents to flatted dwelling

Location: Attic Flat 15 South Street St Andrews Fife KY16 9QS

Applicant: Mr Cameron Imber Attic Flat 15 South Street St Andrews UK KY16 9QS

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

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 to match existing, traditionally constructed and thereafter permanently maintained as such.

Reason(s):

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

149 **Application No:** 22/00499/LBC

Date Decision Issued: 04/05/2022

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows and two extraction vents to flatted dwelling

Location: Attic Flat 15 South Street St Andrews Fife KY16 9QS

Applicant: Mr Cameron Imber Attic Flat 15 South Street St Andrews UK KY16 9QS

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

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 to match existing, traditionally constructed and thereafter permanently maintained as such.

Reason(s):

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

150 **Application No:** 22/00757/LBC

Date Decision Issued: 04/05/2022

Ward: St. Andrews

Proposal: Listed building consent for the installation of replacement windows, door, timber cladding and painting

Location: 2 Dewars Mill Nether Strathkinness Strathkinness St Andrews Fife KY16 9TY

Applicant: Professor Alan Dearle 2 Dewars Mill Nether Strathkinness Strathkinness St Andrews Fife KY16 9TY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all painting works to windows, doors and timber cladding shall have a satin or similar paint finish, not gloss.

Reason(s):

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

151 **Application No:** 22/00038/FULL

Date Decision Issued: 05/05/2022

Ward: St. Andrews

Proposal: Installation of replacement roof tiles to dwellinghouse

Location: 22 Hepburn Gardens St Andrews Fife KY16 9DE

Applicant: Mrs Anne Lonergan 22 Hepburn Gardens St Andrews Fife KY16 9DE

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

Application Permitted - no conditions

152 **Application No:** 22/00220/FULL

Date Decision Issued: 05/05/2022

Ward: St. Andrews

Proposal: Erection of a one and a half storey extension to side of dwellinghouse and erection of domestic outbuilding to rear of dwellinghouse

Location: Grattan Lodge Kennedy Gardens St Andrews Fife KY16 9DJ

Applicant: Mr Douglas Mundie Grattan Lodge Kenedy Gardens St Andrews UK KY16 9DJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed outbuilding/garden room hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the 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 order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

153 **Application No:** 22/00359/CLP

Date Decision Issued: 05/05/2022

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for change of use from dwellinghouse to self-contained holiday accomodation

Location: 45 Kinnessburn Road St Andrews Fife KY16 8AD

Applicant: Mr Peter Graham 86 Merrylee Road Glasgow United Kingdom G43 2QZ

Agent:

Application Permitted - no conditions

154 **Application No:** 22/00366/FULL

Date Decision Issued: 05/05/2022

Ward: St. Andrews

Proposal: Installation of rooflights to front and rear of dwellinghouse

Location: 1 Thistle Lane St Andrews Fife KY16 9EL

Applicant: Mr James Chanter 9 West Road Newport-on-Tay Scotland DD6 8HH

Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: External alterations including installation of new windows and doors, formation of access ramp and formation of raised decking
Location: 62 West Road Newport On Tay Fife DD6 8HP
Applicant: Dr Sheriar And Dr Esther Hormuzdi & Sammler 62 West Road Newport On Tay Fife DD6 8HP
Agent: Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full specification details of the balcony balustrade including its external finish shall be submitted for prior approval in writing by this Planning Authority.

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

2. All repairs to the west boundary garden wall shall use a traditional mortar mix consisting of lime and aggregate (no cement) .

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area , within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate to the character and appearance of the Newport on Tay Conservation Area, within which the site is located.

156 **Application No:** 22/00040/FULL

Date Decision Issued: 22/04/2022

Ward: Tay Bridgehead

Proposal: Porch extension to front of dwellinghouse

Location: 23 Bridieswell Gardens Gauldry Newport On Tay Fife DD6 8RY

Applicant: Mrs Vicki Blair 23 Bridieswell Gardens Gauldry Newport On Tay Fife DD6 8RY

Agent: John Webster 20 The Flour Mill Exchange Court Dundee Scotland DD1 3DE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The porch cladding shall have a natural neutral colour unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.

Reason(s):

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

157 **Application No:** 22/00425/FULL

Date Decision Issued: 25/04/2022

Ward: Tay Bridgehead

Proposal: Installation of replacement windows to flatted dwelling

Location: 33 Cupar Road Newport On Tay Fife DD6 8DG

Applicant: Mr Neil Campbell 33 Cupar Road Newport On Tay Fife DD6 8DG

Agent: Peter Gunning 22 Riverside Road Wormit Newport on Tay Fife DD6 8LS

Application Permitted - no conditions

158 **Application No:** 22/01030/CLP

Date Decision Issued: 28/04/2022

Ward: Tay Bridgehead

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

Location: 57 Nelson Street Tayport Fife DD6 9DP

Applicant: Dr Sophie Edwards 57 Nelson Street Tayport Fife DD6 9DP

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

Application Permitted - no conditions

159 **Application No:** 21/02796/FULL

Date Decision Issued: 04/05/2022

Ward: Tay Bridgehead

Proposal: Installation of decking (Section 42 application to remove conditions 1 and 2 from 19/01201/FULL)

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

Applicant: Mr Alan Beaton 7 Forgan Way Newport Fife DD6 8JQ

Agent: Alan Beaton 7 Forgan Way Newport on Tay United Kingdom DD6 8JQ

Application Permitted - no conditions

160 **Application No:** 22/00033/FULL

Date Decision Issued: 05/05/2022

Ward: Tay Bridgehead

Proposal: Installation of raised platform to side of dwellinghouse and replacement windows

Location: 5 Boat Brae Newport On Tay Fife DD6 8EX

Applicant: Mr Ryan McArtney 5 Boat Brae Newport On Tay Fife DD6 8EX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed, traditionally constructed and painted in white and thereafter permanently maintained as such 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.

161 **Application No:** 22/00581/FULL

Date Decision Issued: 06/05/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to dwellinghouse and erection of garage

Location: 18 Balgove Road Gauldry Newport On Tay Fife DD6 8SH

Applicant: Mr Stewart Adams 18 Balgove Road Gauldry Newport-on-Tay Fife DD6 8SH

Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted - no conditions

162 **Application No:** 22/00605/FULL

Date Decision Issued: 18/04/2022

Ward: West Fife And Coastal Villages

Proposal: Change of use of part of building from community centre (Class 10) to pharmacy (Class 2)

Location: Saline Community Centre 13 Main Street Saline Dunfermline Fife KY12 9TL

Applicant: Ms Lisa Duncan Dunaird Queen Victoria Street Airdrie UK ML6 0DL

Agent:

Application Permitted - no conditions

163 **Application No:** 22/00025/FULL

Date Decision Issued: 19/04/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 68 Main Street Torryburn Dunfermline Fife KY12 8LT

Applicant: Mr B Hutchison 68 Main Street Torryburn Dunfermline Fife KY12 8LT

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

Application Permitted - no conditions

164 **Application No:** 22/00406/FULL

Date Decision Issued: 25/04/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic outbuilding

Location: Willow Lodge Muirside Road Cairneyhill Dunfermline Fife KY12 8XB

Applicant: Mr John Mitchell Willow Lodge Muirside Road Cairneyhill Dunfermline Fife
KY12 8XB

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of dwellinghouse with integral garage (Section 42 application to vary condition 7 of planning permission 17/00107/FULL relating to boundary treatment)
Location: Willow Lodge Muirside Road Cairneyhill Dunfermline Fife KY12 8XB
Applicant: Mr John Mitchell Willow Lodge Muirside Road Cairneyhill United Kingdom KY128XB
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. WITHIN 8 WEEKS OF THE DATE OF THIS CONSENT, there shall be erected along the eastern boundary of the site a 2.4 metre high screen comprising a 1.8 metre high close boarded fence with a 0.6 metre high trellis affixed above the fence. For the avoidance of any doubt the trellis shall have holes no greater than 20mm in diameter. The 2.4 metre high screen once erected shall be retained for the lifetime of the development.
2. WITHIN 4 WEEKS OF THE DATE OF THIS CONSENT, a scheme of tree planting along the eastern boundary of the site indicating the siting, numbers, species and heights (at time of planting) of all trees to be planted shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this planning consent.
3. No additional windows or openings above ground floor level shall be formed on the south, north or east elevations of the dwelling hereby approved unless otherwise agreed in writing with Fife Council as Planning Authority.
4. Each 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; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
5. 3 No parking spaces for vehicles in accordance with the current Fife Council Parking Standards shall be retained within the curtilage of the site for the lifetime of the development.

Reason(s):

1. To ensure no adverse overlooking issues relating to neighbouring residential properties.
2. In the interest of residential amenity; to ensure that overlooking issues are mitigated.
3. To ensure no adverse overlooking issues relating to neighbouring residential properties.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
5. In the interests of road safety.

Ward: West Fife And Coastal Villages

Proposal: Erection of a single storey detached dwellinghouse

Location: Former Haggis House Saline Shaw Fife

Applicant: Saline Shaw Estate Langfaulds Saline Dunfermline United Kingdom KY12 9UB

Agent: Stuart Shand Studio One Crook of Devon Kinross UK KY13 0UL

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unjustified sporadic residential development; the essential need for a new dwellinghouse at this location to support the existing farming operation is not considered to be justified as there is considered to be sufficient existing on-site accommodation to provide the required-on site presence to meet the existing farming needs of the business. The application site lies out with any defined settlement boundary and the proposal does not meet any of the criterion as set out in Scottish Planning Policy (2020); and is contrary to Policies 1, 2, 7 or 8 of the Adopted FIFEplan (2017).
2. In the interests of protecting the visual amenity and safeguarding the rural character of the surrounding area; due to the isolated nature of the dwellinghouse remote from the existing farm buildings, it cannot be considered to be of a scale, design and nature compatible with its surrounds or be located and designed to protect the overall landscape and environmental quality of the surrounding rural area; all contrary to Policies 1, 7, 8 and 10 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

Ward: West Fife And Coastal Villages
Proposal: Single storey car port extension to side of dwellinghouse and erection of domestic garden room
Location: Millburn House Main Street Carnock Dunfermline Fife KY12 9JG
Applicant: Mr & Mrs R McNiece Millburn House Main Street Carnock Dunfermline Fife KY12 9JG
Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK 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.

168 **Application No:** 21/02249/FULL

Date Decision Issued: 04/05/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of dwellinghouse (alterations and extension to ruinous building)

Location: Land At Glassiebarns Craiguscar Road Milesmark Fife

Applicant: Mr Hamish Irvine Land At Glassiebarns Craiguscar Road Milesmark Fife

Agent: TONY THOMAS 6 HIGH STREET EAST LINTON UK EH40 3AB

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of 500kW wind turbine (77m to Blade Tip) with associated infrastructure and access track (renewal of approved planning application 14/03542/FULL) (Section 42 for removal of Condition 1 of 18/01685/FULL)
Location: Land South Of B913 West Of Saline Shaw Saline Fife
Applicant: Mr Craig Mitchell Newbigging Farmhouse Newbigging Farm Newbigging Farm Burntisland United Kingdom KY3 0AQ
Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland United Kingdom KY3 9HS

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

1. The permission hereby granted shall be for a period of twenty five years from the date of commissioning. Written confirmation of the date of commissioning shall be provided to Fife Council as Planning Authority no later than one calendar month after that date.
2. The development will be decommissioned and will cease to generate electricity by no later than the date falling twenty five years from the date of commissioning unless with the express prior approval of the planning authority.

There shall be no Commencement of Development unless a decommissioning, restoration and aftercare strategy has been submitted to and approved in writing by Fife Council as Planning Authority. The strategy shall outline measures for the decommissioning of the Development, restoration and aftercare of the site and will include, without limitation, proposals for the removal of the development, the treatment of ground surfaces, the management and timing of the works, and environmental management provisions.

No later than 3 years prior to decommissioning of the development or the expiration of this consent (whichever is the earlier) a detailed decommissioning, restoration and aftercare plan, based upon the principles of the approved decommissioning, restoration and aftercare strategy, shall be submitted to Fife Council as Planning Authority for written approval. The detailed decommissioning, restoration and aftercare plan will provide updated and detailed proposals for the removal of the development, the treatment of ground surfaces, the management and timing of the works and environment management provisions. The development shall be decommissioned, site restored and aftercare thereafter undertaken in accordance with the approved plan, unless otherwise agreed in writing in advance with the Planning Authority.

3. DEVELOPMENT SHALL NOT COMMENCE; unless the Company has delivered a bond or other form of financial guarantee in terms acceptable to this Planning Authority which secures the cost of performance of all decommissioning, restoration and aftercare obligations contained in condition 2 to the Planning Authority. The financial guarantee shall thereafter be maintained in favour of the Planning Authority until the date of completion of all restoration and aftercare obligations. The value of the financial guarantee shall be determined by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations contained in condition 2. The value of the financial guarantee shall be reviewed by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with restoration and aftercare obligations and best practice prevailing at the time of each review.
4. If the turbine fails to generate electricity for a continuous period of 12 months, then unless otherwise agreed in writing by Fife Council as Planning Authority, the Company shall; (i) by no later than the date of expiration of the 12 month period, submit a scheme to the planning authority setting out how the relevant turbine(s) and associated infrastructure will be removed from the site and the ground restored; and (ii) implement the approved scheme within six months of the date of its approval, all to the satisfaction of this Planning Authority.
5. The wind turbine including the tower and blades shall be finished in a non-reflective off white/grey colour with a semi-matt finish. The exact detail of the colour shall be agreed in writing with Fife Council as Planning Authority PRIOR TO WORKS COMMENCING ON SITE. Thereafter the development shall be carried out in accordance with these approved details.

6. No symbols, signs, logos or other lettering shall be displayed on any part of the wind turbine without the prior written approval of Fife Council as Planning Authority.
7. All cables between the turbine and the switching station/adjacent building or connection to the local grid shall be laid underground and the ground thereafter reinstated prior to the turbine being brought in to use.
8. The site shall not be illuminated by lighting, other than the service lighting required under safety requirements for tall structures.
9. PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE; a detailed plan of the location and layout of the electrical housing unit including its respective elevations, parking areas and turning area shall be submitted for the written approval of Fife Council as Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.
10. PRIOR TO COMMENCEMENT OF WORKS ON THE ELECTRICAL HOUSING UNIT; full details of the external finishes for the building shall be submitted for the written approval of Fife Council as Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.
11. For the avoidance of doubt; the turbine upon installation shall be fitted with an omni-directional red lighting or infra-red lighting (25 candela) with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practical point, unless otherwise agreed in writing with Fife Council as Planning Authority prior to work commencing on site. No other lighting other than the service lighting required under safety requirements for tall structures is hereby permitted. Furthermore, the applicant shall notify the MOD prior to commencement of development of the following:
 - the date construction starts and ends;
 - the maximum height of all construction equipment
 - the latitude and longitude of the turbine
12. At wind speeds not exceeding 10 metres per second as measured or calculated at a height of 10 metres above ground level the combined noise emission level at a dwelling (including the application of any tonal penalty) from the wind turbine hereby permitted shall not exceed 35dB(A)L90, 10min as measured at least 3.5 metres from the façade of any noise sensitive dwelling or reflective surface and otherwise in accordance with ETSU R-97. The above noise emission limits shall be increased to 45 dB(A)L90, 10min when measured at any dwelling owned by persons with a financial involvement in the development hereby permitted.
13. Within 21 days from receipt of a written request from Fife Council as Planning Authority following a written and justified complaint to it alleging noise disturbance at a dwelling, the operator of the development hereby permitted shall, at its expense, employ an independent acoustician approved by the planning authority to assess the level of noise emission from the wind turbine at the complainant's property in accordance with procedures described in "The Assessment and Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry and shall submit a report on the consultant's findings to the planning authority. Should the wind turbine during the course of the assessment be identified as operating above the parameters contained within condition 10 then a scheme setting out appropriate mitigation measures and timescales for their implementation shall be submitted to and approved in writing by the planning authority. The scheme shall be implemented as approved by the planning authority.
14. DEVELOPMENT SHALL NOT COMMENCE; until a scheme for the avoidance or mitigation of any shadow flicker experienced by residential and commercial properties situated within 10 rotor diameters of any turbine forming part of the Development and which lawfully exist or for which planning permission has been granted at the date of this consent has been submitted to and approved in writing by Fife Council as Planning Authority. The approved mitigation scheme shall thereafter be implemented in full.
15. DEVELOPMENT SHALL NOT COMMENCE; unless a Television Reception Mitigation Plan has been submitted to, and approved in writing by Fife Council as planning authority. The Television Reception Mitigation Plan shall provide for a baseline television reception survey to be carried out prior to the installation of any turbine forming part of the Development, the results of which shall be submitted to Fife Council as Planning Authority. The approved Television Reception Mitigation Plan shall thereafter be implemented in full. Any claim by any individual person regarding television picture loss or interference at their house, business premises or other building, made during the period from installation of any turbine forming part of the development to the date falling twelve months after the date of commissioning, shall be investigated by a qualified engineer appointed by the Company and the results shall be submitted to Fife Council as Planning Authority. Should any impairment to the television signal be attributable to the development, the Company shall remedy such impairment so that the standard of reception at the affected property is equivalent to the baseline television reception.
16. BEFORE ANY WORKS COMMENCE ON SITE; a Traffic Management Plan to include any measures and/or modifications required to any infrastructure (including verges, hedges, boundary walls and street furniture etc.)

within the public road boundary and a temporary traffic control plan necessary for the safe manoeuvring of the abnormal loads convoys shall be submitted for approval in writing by Fife Council as Planning Authority. These approved details shall then be implemented in full unless otherwise agreed in writing with Fife Council as Planning Authority.

17. The proposed access including a visibility splay 4.5m x 210m at the junction with the public road shall be maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel in accordance with the current Fife Council Transportation Development Guidelines.
18. BEFORE ANY WORKS COMMENCE ON SITE; A Transport Statement for the construction and de-commissioning of the proposed turbine, showing all aspects of transport related movements including swept path analysis diagrams where necessary at all junctions on the abnormal load route shall be submitted for approval in writing by Fife Council as Planning Authority. These approved details shall then be implemented in full unless otherwise agreed in writing with Fife Council as Planning Authority.
19. A turning area shall be provided within the site suitable for use by the largest size of vehicle expected to visit or be used by the occupants of the premises and shall be formed outwith the parking areas, unless otherwise agreed in writing with Fife Council as Planning Authority.
20. Off street parking shall be provided on site for maintenance purposes immediately adjacent to the wind turbine
21. Adequate wheel cleaning facilities shall be provided at the entrance/exit to the site to ensure that no mud, debris or other deleterious material is carried by vehicles onto the public roads. Details of which shall be provided in writing to Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
22. Before any works (including construction) start on site, a Coal Mining Risk Assessment Report, in accordance with the requirements of the Coal Authority, shall be submitted for approval in writing by Fife Council as Planning Authority. Any mitigation measures required as a result shall be agreed in liaison with the Coal Authority and implemented to their satisfaction, prior to the erection of the turbine.
23. 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 define the duration of the consent.
2. To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.
3. To ensure that there are sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this planning permission in the event of default by the Company.
4. To ensure that any redundant wind turbine is removed from site, in the interests of safety, amenity and environmental protection.
5. In the interests of visual amenity.
6. In the interests of visual amenity and in order to retain proper control over the development.
7. In the interests of visual amenity.
8. In the interests of visual amenity.

9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. In the interests of air safety, visual and residential amenity.
12. In the interests of residential amenity; to ensure that 3rd party residential properties are not detrimentally affected by noise arising from the approved turbine.
13. In the interests of residential amenity; to ensure that 3rd party residential properties are not detrimentally affected by noise arising from the approved turbine.
14. To offset any impacts of shadow flicker on residential and commercial property amenity.
15. To ensure local television services are sustained during the construction and operation of this development.
16. In the interests of road safety; to ensure the provision of an adequate design layout and visibility at road junctions and to secure the safe operation of all construction traffic.
17. In the interests of road safety; to ensure the provision of an adequate design layout and visibility at road junctions and to secure the safe operation of all construction traffic.
18. In the interests of road safety; to ensure the provision of an adequate design layout and visibility at road junctions and to secure the safe operation of all construction traffic.
19. In the interests of road safety; to ensure the provision of an adequate design layout and to secure the safe operation of all construction traffic.
20. In the interests of road safety; to ensure the provision of an adequate design layout and to secure the safe operation of all construction traffic.
21. In the interests of road safety.
22. To ensure any coal mining legacy remaining within the site is dealt with.
23. To ensure all contamination within the site is dealt with.

170 **Application No:** 22/00492/FULL

Date Decision Issued: 05/05/2022

Ward: West Fife And Coastal Villages

Proposal: Extension to dwellinghouse

Location: Bath Mill Bogside Blairhall Alloa Fife FK10 3QD

Applicant: Mr Michael Dowie Bath Mill Bogside Alloa Scotland FK10 3QD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

171 **Application No:** 21/01162/FULL

Date Decision Issued: 13/05/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows/doors to flatted dwellings

Location: 1, 3, 4, 7, 10, 13, 14, 16, 19 And 21 Erskine Brae Culross Dunfermline Fife
KY12 8HZ

Applicant: Fife Council North Street Glenrothes Fife KY7 5LT (Housing - Alan Hall)

Agent: Fife Council Robert Barker Bankhead Central 1st Floor - Central 2 Bankhead
Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Conversion of former agricultural buildings to form a dwellinghouse (Renewal of 18/02487/FULL)
Location: Sunnyside Blairsgreen Farm Saline Road Kinneddar Saline Dunfermline Fife KY12 9LH
Applicant: Mr Waseen Ahmed 37 Kingfisher Place Dunfermline United Kingdom KY11 8JJ

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

1. The existing stone walls as outlined in RED on approved drawing number 04 Revision D (Fife Council Reference 04D) shall be retained and reused as part of the development hereby approved. For the avoidance of doubt, none of the walls as outlined in RED on the said approved drawing shall be removed during the construction of the dwellinghouse hereby approved.
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE HEREBY APPROVED, colours and samples of the external finishing materials shall be submitted for the written approval of this Planning Authority. Thereafter, the approved details shall be implemented in full and maintained for the lifetime of the development.
3. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
4. FOR THE AVOIDANCE OF DOUBT, the approved timber sash and case windows shall be painted white.
5. The boundary treatment for the development hereby approved, shall be implemented in accordance with approved drawing number 01 and shall remain for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, no other forms of boundary treatment shall be implemented within the appropriate planning permission in place.
6. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the construction of the vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines and thereafter retained for the lifetime of the development.
7. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site 3 No parking spaces for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained in perpetuity.
8. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a 2.75m x 210m oncoming visibility splay shall be provided and maintained clear of all obstructions exceeding one metre in height above the adjoining public road channel level, at the junction of the site access (Bickramside Road) and the C19 public road. This visibility splay shall be retained in perpetuity.
9. DURING THE CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, all site staff from the outset, in accordance with the requirements of section 6 of the approved Bat Survey (Fife Council Reference 6A), shall be made aware of the risk of finding bats and what to do if signs of bats are found. A Tool Box Talk shall be given to all contractors. If any signs of bats are found during site works, then all works shall cease immediately, and a suitably experienced bat ecologist contacted. The Planning Authority shall be notified in writing within 2 working days of any bats being found on site and no works shall re start on site until written confirmation is received from Fife Council as Planning Authority.
10. BEFORE ANY WORKS START ON SITE, details of an alternative roosting site for barn owl (owl box) to be erected on the south gable, as detailed in section 5 of the approved Barn Owl Habitat Assessment (Fife Council Reference 10), shall be submitted to Fife Council as Planning Authority for approval in writing. The approved owl box shall thereafter be erected prior to the occupation of the dwellinghouse hereby approved. Additionally, a similar owl box shall be installed on the mature tree to the south of the site at least 30 days prior to works starting on site and shall be retained until at least 30 days after completion of the development hereby approved. Evidence of compliance shall be submitted to Fife Council as Planning Authority for approval in writing. BEFORE ANY WORKS START ON SITE, details of an alternative roosting site for barn owl (owl box)

to be erected on the south gable, as detailed in section 5 of the approved Barn Owl Habitat Assessment (Fife Council Reference 10), shall be submitted to Fife Council as Planning Authority for approval in writing. The approved owl box shall thereafter be erected prior to the occupation of the dwellinghouse hereby approved. Additionally, a similar owl box shall be installed on the mature tree to the south of the site at least 30 days prior to works starting on site and shall be retained until at least 30 days after completion of the development hereby approved. Evidence of compliance shall be submitted to Fife Council as Planning Authority for approval in writing.

11. 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.
12. The approved dwellinghouse 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 shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of retaining the principle of the development.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests of visual amenity.
5. In the interests of visual amenity; to ensure the boundary treatment fits in within the isolated rural setting.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
9. In the interests of protecting any potential natural species within the site.
10. In the interests of protecting any potential natural species within the site.
11. To ensure all contamination within the site is dealt with.
12. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).