



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 10/30/2023 - 11/26/2023**

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

1 **Application No:** 23/02082/FULL **Date Decision Issued:** 09/11/2023

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

**Proposal:** Change of use and subdivision of doctors surgery (Class 1A) to form offices (Class 4) and hot food takeaway (Sui Generis) including formation of new doorway and installation flue to roof

**Location:** Methilhaven Surgery 361 Methilhaven Road Methil Leven Fife KY8 3HR

**Applicant:** Mr Jay Hogarty 361 Methilhaven Rd Methil Scotland KY8 3HR

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

2 **Application No:** 23/01721/FULL **Date Decision Issued:** 20/11/2023

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

**Proposal:** Erection of 30 dwellinghouses (Amendment to 20/02413/FULL - reconfiguration/substitution of housetype on approved plots 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 82, 83, 84, 85 and 86 to allow for the erection of 11 additional dwellings).

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

**Applicant:** Mr Jack Wilson Unit 17 Eastfield Business Park Newark Road South Glenrothes Fife KY7 4NS

**Agent:**

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the approved Remedial Action Statement (Document 24 - McGregor McMahon Geo-Environmental Remediation Strategy September 2023). In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

3. Before any development starts on site, the tree protection measures as shown on the approved tree protection plan (25 - Tree Protection Plan) shall be erected on site and maintained in a sound, upright condition for the full duration of the construction period.
4. Before any dwellinghouse is occupied, full details of all biodiversity enhancement measures shall be submitted to Fife Council as Planning Authority for prior written approval. The approved measures shall then be installed on site in full, before each respective house is occupied. For avoidance of doubt, the biodiversity enhancement measures can include but may not be limited to native species-rich hedgerows, integrated bat roost boxes and integrated bird nesting boxes.
5. Prior to being occupied, habitable rooms serving Plots 95 and 96 shall be fitted with upgraded glazing which provides a minimum sound reduction level of 32dB Rw + Ctr along with decentralised mechanical extract fans which provide an alternative means of ventilation. The remaining plots within the site can be fitted with standard double glazing. Prior to being occupied, Plots 67, 68, 68A, 89, 90, 91, 92, 93, 94 shall be fitted with decentralised mechanical extract fans which provide an alternative means of ventilation.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

3. In the interest of securing biodiversity enhancement measures.
4. In the interest of residential amenity; to ensure that internal noise levels are met and an alternative means of ventilation is provided for properties that can only meet internal noise levels with windows closed.
5. In the interest of protecting existing trees; to ensure no trees which surround the application site are damaged during the construction period.

3 **Application No:** 23/02536/FULL **Date Decision Issued:** 22/11/2023

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

**Proposal:** Installation of replacement windows

**Location:** 3 Main Street Coaltown Of Wemyss Kirkcaldy Fife KY1 4NT

**Applicant:** Wemyss Cottages Ltd Red House Wemyss Castle East Wemyss Fife  
Scotland KY1 4TE

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

4 **Application No:** 23/02537/FULL **Date Decision Issued:** 22/11/2023

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

**Proposal:** Installation of replacement windows

**Location:** 21 Main Street Coaltown Of Wemyss Kirkcaldy Fife KY1 4NU

**Applicant:** Wemyss Cottages Ltd Red House Wemyss Castle East Wemyss Fife  
Scotland KY1 4TE

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

5 **Application No:** 23/02577/FULL **Date Decision Issued:** 22/11/2023

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

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

**Location:** 8 Cowley Street Methil Leven Fife KY8 3QG

**Applicant:** Mr Mrs Nisbet 8 Cowley Street Methil Scotland KY8 3QG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

6 **Application No:** 23/02556/LBC **Date Decision Issued:** 03/11/2023

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

**Proposal:** Listed building consent for internal alterations

**Location:** 14 Harbour Place Burntisland Fife KY3 9DP

**Applicant:** Mr Gordon Sweeney 14 Harbour Place Burntisland UK KY3 9DP

**Agent:** Joshua Gray 95 Main Street Thornton United Kingdom KY1 4AQ

**Application Permitted - no conditions**



7 **Application No:** 19/01333/NMV1 **Date Decision Issued:** 17/11/2023

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

**Proposal:** Erection of one and a half storey extension to front and side of dwellinghouse, formation of dormer extensions to front and rear and formation of retaining wall (Non Material Variation to amend windows, internal layout and parking arrangement to 19/01333/FULL)

**Location:** 14 Greenmount Drive Burntisland Fife KY3 9JH

**Applicant:** Mr Stewart Birrell 14 Greenmount Drive Burntisland Fife KY3 9JH

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

**Application Permitted - no conditions**

8 **Application No:** 23/02713/FULL **Date Decision Issued:** 20/11/2023

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

**Proposal:** Alterations to dormers, formation of raised platform and erection of wall to rear of dwellinghouse (Renewal of approved 20/01429/FULL)

**Location:** 5 Alexander Iii Street Kinghorn Burntisland Fife KY3 9SD

**Applicant:** Mr John Convery 5 Alexander III Street Kinghorn KY3 9SD

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

9 **Application No:** 23/02364/FULL **Date Decision Issued:** 31/10/2023

**Ward:** Cowdenbeath

**Proposal:** Erection of detached domestic garage/store to rear of dwellinghouse

**Location:** 36 Southfield Cowdenbeath Fife KY4 9JH

**Applicant:** Mr Mark Crichton 36 Southfield Cowdenbeath KY4 9JH

**Agent:** Thomas Carrie 177-3 High Street Cowdenbeath KY4 9QE

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

10 **Application No:** 23/02868/CLE

**Date Decision Issued:** 06/11/2023

**Ward:** Cowdenbeath

**Proposal:** Certificate of Lawfulness (Existing) for alterations to dwelling including formation of ramp

**Location:** 235 Foulford Road Cowdenbeath Fife KY4 9AX

**Applicant:** Mr Paul Jackson 235 Foulford Road Cowdenbeath KY15 7RB

**Agent:** Kay Kinninmonth Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

**Application Permitted - no conditions**

11 **Application No:** 23/03085/CLP

**Date Decision Issued:** 07/11/2023

**Ward:** Cowdenbeath

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

**Location:** 68 Netherton Road Cowdenbeath Fife KY4 9BF

**Applicant:** Miss Bev Dow 68 Netherton Road Cowdenbeath Fife KY4 9BF

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

**Application Permitted - no conditions**

12 **Application No:** 23/02951/CLP

**Date Decision Issued:** 09/11/2023

**Ward:** Cowdenbeath

**Proposal:** Certificate of Lawfulness (Proposed) for installation of 2 no. rooflights

**Location:** 76 Keltyhill Road Kelty Fife KY4 0ED

**Applicant:** Mr Jordan Allan 76 Keltyhill Road Kelty Scotland KY4 0ED

**Agent:** Grant Allan 21 Bruce Road Crossgates United Kingdom KY4 8AZ

**Application Permitted - no conditions**

**Ward:** Cowdenbeath

**Proposal:** Erection of dwellinghouse (Class 9) and associated development, including domestic garage and outbuilding

**Location:** Site To Rear No 248 High Street Cowdenbeath Fife

**Applicant:** Mr J Watson Site To Rear No 248 High Street Cowdenbeath Fife

**Agent:** Maxwell Davidson 19 Echline terrace s queensferry edinburgh eh30 9xh

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The garage and home office buildings hereby approved shall only be used for purposes ancillary or incidental to use as a house of the dwellinghouse hereby approved.
3. THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE UNTIL:
  - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by any unrecorded mine entries present; and
  - b) any remediation works and/or mitigation measures to address land instability arising from any unrecorded mine entries, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall have been submitted to the planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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

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

5. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 4. 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.

6. 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.

7. BEFORE THE DEVELOPMENT HEREBY APPROVED IS FIRST BROUGHT INTO USE, a trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's adjacent boundary shall have been erected in accordance with details which shall have been submitted to and approved in writing by the planning authority BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, which fence shall thereafter be retained throughout the lifetime of the development hereby approved.
8. THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE in advance of it having been agreed in writing by the planning authority that the soakaway hereby approved is able to satisfactorily deal with surface water run-off from the development hereby approved.
9. THE DEVELOPMENT HEREBY APPROVED SHALL NOT COMMENCE in advance of a written statement having been submitted to and agreed by the planning authority demonstrating how it is intended to comply with the provisions of relevant planning policy and guidance in relation to building sustainability, i.e. adopted National Planning Framework 4 (2023) Policies 1 Tackling the Climate and Nature Crises, 2 Climate Mitigation and Adaptation and 14 Liveable Places; adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles, 3: Infrastructure and Services and 11 Low Carbon Fife; and the adopted Low Carbon Fife Supplementary Guidance (2019).
10. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, there shall have been provided within the site three nos. off-street parking spaces in accordance with the current Fife Council Making Fife's Places Supplementary Guidance (2018) Appendix G Transportation Development Guidelines and as per the layout shown in the details hereby approved. These parking spaces shall thereafter be retained throughout the lifetime of the development hereby approved.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. For the avoidance of doubt as to the development hereby approved and to ensure proper control over the development in the interests of residential amenity, road safety/transportation and the good planning of the area.
3. In the interests of protecting people from safety hazards.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.



7. In the interests of protecting people from safety hazards.
8. In the interests of managing surface water and the risk of flooding.
9. In the interests of reducing greenhouse gas emissions and sustainable buildings and places generally.
10. In the interests of road safety; to ensure the provision of adequate off-street parking.

14 **Application No:** 22/02481/NMV1

**Date Decision Issued:** 21/11/2023

**Ward:** Cowdenbeath

**Proposal:** Alterations and extension to dwellinghouse (Non-Material Variation to 22/02481/FULL for amendments to approved plans)

**Location:** Park House Manse Road Crossgates Cowdenbeath Fife KY4 8DB

**Applicant:** Mrs Claire Duncan Park House Manse Road Crossgates United Kingdom KY4 8DB

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

**Application Permitted - no conditions**

15 **Application No:** 23/02477/FULL **Date Decision Issued:** 21/11/2023

**Ward:** Cowdenbeath

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

**Location:** 1 Cowan Road Kelty Fife KY4 0GW

**Applicant:** Mr A Grimes 1 Cowan Road Kelty UK KY4 0GW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

16 **Application No:** 21/02772/NMV2

**Date Decision Issued:** 31/10/2023

**Ward:** Cupar

**Proposal:** Erection of 17 No. affordable housing units with associated landscape and infrastructure (Non Material Variation to include bow top fencing on top of low frontage wall to a total height of 1100mm along Carslogie Road due to fall restrain requirements to 21/02772/FULL)

**Location:** Land At Former Police Station Adjacent To Stonefield Carslogie Road Cupar Fife

**Applicant:** Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ

**Agent:** EMA Architecture And Design Laura Fisher 42 Charlotte Square Edinburgh Scotland EH2 4HQ

**Application Permitted - no conditions**

17 **Application No:** 22/03581/FULL

**Date Decision Issued:** 31/10/2023

**Ward:** Cupar

**Proposal:** Change of use from offices to form 4 flatted dwellings including installation of automatic smoke ventilator.

**Location:** Upper Floors 11 - 13 St Catherine Street Cupar Fife KY15 4LS

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

**Agent:** Shaun Crosby 11-13 St Catherine Street Cupar United Kingdom KY15 4LS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Full details of secondary glazing for all windows on the front of the building shall be submitted to Fife Council as Planning Authority for written approval and thereafter installed as approved, all prior to the occupation of the first flatted dwelling unless as agreed in writing.
3. The residential units provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting residential amenity.
3. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.

18 **Application No:** 23/01059/LBC

**Date Decision Issued:** 31/10/2023

**Ward:** Cupar

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

**Location:** Upper Floors 11 - 13 St Catherine Street Cupar Fife KY15 4LS

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

**Agent:** Vince Rendall Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted with Conditions**

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

1. Full details of secondary glazing for all windows on the front of the building shall be submitted to Fife Council as Planning Authority for written approval and thereafter installed as approved, all prior to the occupation of the first flatted dwelling unless as agreed in writing.

**Reason(s):**

1. In the interests of protecting the historic fabric of this Category B Listed Building.

19 **Application No:** 23/01829/FULL

**Date Decision Issued:** 31/10/2023

**Ward:** Cupar

**Proposal:** Alterations to dwelling including installation of bi-fold door to rear and repointing works

**Location:** 48A Bonnygate Cupar Fife KY15 4LD

**Applicant:** Mr & Mrs W. McGregor 48A Bonnygate Cupar Fife KY15 4LD

**Agent:** Gary Mees 15 The Firs Dalgety Bay Dunfermline Scotland KY11 9UH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

20 **Application No:** 21/01596/NMV2

**Date Decision Issued:** 03/11/2023

**Ward:** Cupar

**Proposal:** Erection of combined 24-bedroom residential care and 12-unit one-bedroom one-person (1b1p) extra care housing building with associated vehicle parking, service areas and landscaped open space (Non Material Variation to form opening in existing stone wall to Bank Street to form access to proposed substation by Statutory Undertaker and facilitating consented drainage connections to be made to 21/01596/FULL)

**Location:** Dalgairn Centre Bank Street Cupar Fife

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

**Agent:** Tom Rainey Bankhead Central 1 Bankhead Park Glenrothes UK KY7 6GH

**Application Permitted - no conditions**



21 **Application No:** 23/01242/LBC

**Date Decision Issued:** 07/11/2023

**Ward:** Cupar

**Proposal:** Listed Building Consent for alterations to existing extension

**Location:** 8 Barony Millgate Cupar Fife KY15 5ER

**Applicant:** Mr Vernon Bashfordbrown 8 Barony Millgate Cupar Scotland KY15 5ER

**Agent:** Kirstin Heger 18 Burnside Road Invergowrie Dundee Scotland DD2 5JL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

22 **Application No:** 23/01339/FULL

**Date Decision Issued:** 07/11/2023

**Ward:** Cupar

**Proposal:** Proposed alterations to existing extension. Creation of garden ground within curtilage of dwelling

**Location:** 8 Barony Millgate Cupar Fife KY15 5ER

**Applicant:** Mr Vernon Bashfordbrown 8 Barony Millgate Cupar Fife KY15 5ER

**Agent:** Kirstin Heger 18 Burnside Road Invergowrie Dundee Scotland DD2 5JL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

23 **Application No:** 23/03008/CLP

**Date Decision Issued:** 09/11/2023

**Ward:** Cupar

**Proposal:** Certificate of Lawfulness (Proposed) for alterations to integral garage to form additional living accommodation

**Location:** Rowan Cottage Baldinnie Pitscottie Cupar Fife KY15 5LD

**Applicant:** Mrs Jayne Mitchell Rowan Cottage Baldinnie Pitscottie Cupar Fife KY15 5LD

**Agent:**

**Application Permitted - no conditions**

24 **Application No:** 23/02997/CLP

**Date Decision Issued:** 20/11/2023

**Ward:** Cupar

**Proposal:** Certificate of Lawfulness (Proposed) for installation of solar panels to East roof and Air Source Heat Pump (ASHP) and battery to rear garden of dwellinghouse

**Location:** 8 Sutherland House Gladney Ceres Cupar Fife KY15 5GZ

**Applicant:** Mr James Catmur 8 Sutherland House Gladney Ceres Cupar Fife KY15 5GZ

**Agent:**

**Application Permitted - no conditions**

25 **Application No:** 23/02067/FULL

**Date Decision Issued:** 21/11/2023

**Ward:** Cupar

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

**Location:** 46 Eden Park Cupar Fife KY15 4HT

**Applicant:** Mr & Mrs - Ferguson 46 Eden Park Cupar UK KY15 4HT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Cupar

**Proposal:** Change of use from bank (Class 1A) to non-residential institution (Class 10) and restaurant/cafe (Class 3) including extension and associated alterations including new and replacement windows and doors and installation of solar panels

**Location:** Lloyds T S B 46 Crossgate Cupar Fife KY15 5HS

**Applicant:** Mrs Mary Scott 46 Crossgate Cupar Scotland KY15 5HS

**Agent:** Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All new and/or replacement windows shall be timber and painted white or another colour agreed in writing with this Planning Authority.
3. 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 Fife Council as Planning Authority.
4. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a snack bar and coffee/tea shop for the preparation and sale of coffee, teas, paninis, toasties, sandwiches, soup, rolls, bakery products and similar goods where the preparation of such does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties in terms of odour. FOR THE AVOIDANCE OF DOUBT, pan and griddle, hot plate frying/deep fat frying is hereby NOT PERMITTED.
5. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests protecting the character and appearance of the surrounding historic environment.
3. 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.
4. In the interest of local amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.
5. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

27 **Application No:** 23/01999/ADV

**Date Decision Issued:** 22/11/2023

**Ward:** Cupar

**Proposal:** Advertisement consent for projecting sign and vinyl decal

**Location:** Lloyds T S B 46 Crossgate Cupar Fife KY15 5HS

**Applicant:** Mrs Mary Scott 46 Crossgate Cupar Scotland KY15 5HS

**Agent:** Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

**Application Permitted - no conditions**

28 **Application No:** 23/02004/LBC

**Date Decision Issued:** 22/11/2023

**Ward:** Cupar

**Proposal:** Listed building consent for extension and external and internal alterations including replacement windows and doors and takedownings of external walls

**Location:** Lloyds T S B 46 Crossgate Cupar Fife KY15 5HS

**Applicant:** Mrs Mary Scott 46 Crossgate Cupar Scotland KY15 5HS

**Agent:** Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

**Application Permitted with Conditions**

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

1. All new and/or replacement windows shall be timber framed and painted white or another colour agreed in writing with this Planning Authority.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

**Reason(s):**

1. In the interests protecting the character and appearance of the listed building and surrounding historic environment.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.



29 **Application No:** 23/02232/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Dunfermline Central

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

**Location:** 1 Kilburn Road Crossford Dunfermline Fife KY12 8PH

**Applicant:** Mr Ross Webster 1 Kilburn Road Crossford Fife KY12 8PH

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

**Application Permitted with Conditions**

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

1. The hereby approved 1.8m screen fencing to be installed along the western side of the raised platform shall be erected prior to use of the raised platform. The screen fencing shall then be retained for the lifetime of this development unless otherwise agreed in writing by Fife Council as Planning Authority.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

**Reason(s):**

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

30 **Application No:** 23/02644/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Dunfermline Central

**Proposal:** Extension to porch

**Location:** 43 Kingfisher Place Dunfermline Fife KY11 8JJ

**Applicant:** Mr William Carberry 43 Kingfisher Place Dunfermline Scotland KY11 8JJ

**Agent:** Derek McCafferty Beechgrove Cottage Sandilands Limekilns Scotland KY11 3JD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

31 **Application No:** 23/02016/FULL      **Date Decision Issued:** 02/11/2023

**Ward:** Dunfermline Central

**Proposal:** Erection of boundary fence (retrospective)

**Location:** 20 Keavil Place Crossford Dunfermline Fife KY12 8NY

**Applicant:** Mr Andy Terras 20 Keavil Place Crossford UK KY12 8NY

**Agent:** Peter McLavin 27 Canmore Street Dunfermline Fife KY12 7NU

**Application Permitted - no conditions**

32 **Application No:** 23/02248/TPA

**Date Decision Issued:** 02/11/2023

**Ward:** Dunfermline Central

**Proposal:** Prior Approval for installation of telecoms base station  
SITE: PAVEMENT AT WOODMILL ROAD, BRUCEFIELD, DUNFERMLINE,  
KY11 4AE

**Location:** Land Opposite 107 Woodmill Road Woodmill Road Dunfermline Fife

**Applicant:** CK Hutchinson Networks (UK) Ltd (known As Three) Green Park 450  
Longwater Avenue Reading England RG30 3UR

**Agent:** Dianne Perry Unit E, Madison Place Northampton Road Manchester United  
Kingdom M40 5AG

**Application Permitted - no conditions**

33 **Application No:** 23/02457/LBC

**Date Decision Issued:** 02/11/2023

**Ward:** Dunfermline Central

**Proposal:** Listed Building Consent for installation of electric vehicle charging point to front of dwellinghouse

**Location:** North Lodge Transy Garvock Hill Dunfermline Fife KY12 7TU

**Applicant:** Mr Matthew Bond North Lodge Transy Garvock Hill Dunfermline Fife KY12 7TU

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the stonework shall not be drilled or damaged during the installation of the hereby approved charging point. All works involved with the installation process shall be installed through the mortar joints and be fully reversible. Upon the removal of the charging point at the end of its lifecycle, all works shall be made good to the satisfaction of Fife Council as Planning Authority.

**Reason(s):**

1. In the interests of protecting the fabric of this Category C Listed Building.

34 **Application No:** 23/02659/FULL **Date Decision Issued:** 02/11/2023

**Ward:** Dunfermline Central

**Proposal:** Formation of raised platform and pergola to rear of dwellinghouse (retrospective)

**Location:** 120 Mcbaith Way Dunfermline Fife KY11 8YY

**Applicant:** Mrs Joan Robertson 120 Mcbaith Way Dunfermline Scotland KY11 8YY

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

**Application Permitted - no conditions**

35 **Application No:** 23/02332/FULL

**Date Decision Issued:** 08/11/2023

**Ward:** Dunfermline Central

**Proposal:** Alterations including recladding of walls (demolition of existing)

**Location:** Queensferry View Pitreavie Way Pitreavie Business Park Dunfermline Fife

**Applicant:** Fife Group Ltd Unit 1 Waverley Road Mitchelston Industrial Estate Kirkcaldy  
Fife KY1 3NH

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

### **Application Permitted with Conditions**

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

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

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

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

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

36 **Application No:** 23/02671/FULL **Date Decision Issued:** 10/11/2023

**Ward:** Dunfermline Central

**Proposal:** Formation of raised deck (Retrospective)

**Location:** 122 Mcbaith Way Dunfermline Fife KY11 8YY

**Applicant:** Ms Alison Dowds 122 McBaith Way Dunfermline Fife KY11 8YY

**Agent:** Tracey Muirhead 32 Sycamore Crescent Lumphinans United Kingdom KY4  
9HH

**Application Permitted - no conditions**



37 **Application No:** 23/02787/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** Dunfermline Central

**Proposal:** Erection of domestic outbuilding and formation of raised decking (retrospective)

**Location:** 54 Linburn Grove Dunfermline Fife KY11 4LQ

**Applicant:** Mr John Welsh 54 Linburn Grove Dunfermline Fife KY11 4LQ

**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

**Application Permitted - no conditions**

38 **Application No:** 23/03099/ADV

**Date Decision Issued:** 17/11/2023

**Ward:** Dunfermline Central

**Proposal:** Display of illuminated and non-illuminated signage

**Location:** 20 Whimbrel Place Dunfermline Fife KY11 8EX

**Applicant:** Five Guys JV Ltd Broadwall 21 Firstplan Firstplan, Broadwall House, 21 Broadwall London United Kingdom SE1 9PL

**Agent:** Tito Arowobusoye Broadwall House 21 Broadwall London United Kingdom SE1 9PL

**Application Permitted - no conditions**

39 **Application No:** 23/02706/LBC

**Date Decision Issued:** 20/11/2023

**Ward:** Dunfermline Central

**Proposal:** Listed Building Consent for internal alterations

**Location:** St Leonards Primary St Leonards Street Dunfermline Fife KY11 3AL

**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Education Services

**Agent:** Robert Lilly Property Services Bankhead Central 1 Bankhead Park Glenrothes Fife KY7 6GH

**Application Permitted - no conditions**

40 **Application No:** 23/02744/ADV

**Date Decision Issued:** 21/11/2023

**Ward:** Dunfermline Central

**Proposal:** Advertisement consent for non illuminated vinyl wrap

**Location:** 85 Woodmill Street Dunfermline Fife KY11 4JN

**Applicant:** Ms Kathryn Willis 85 Woodmill Street Dunfermline Fife KY11 4JN

**Agent:** Clare Burton 55 Gravelly Bank Lightwood Stoke-on-Trent United Kingdom ST3  
7EF

**Application Permitted - no conditions**

41 **Application No:** 22/02270/NMV1 **Date Decision Issued:** 30/10/2023

**Ward:** Dunfermline North

**Proposal:** Residential development of 65 dwellinghouses (Class 9) and 4 flatted dwellings with associated infrastructure and landscaping (Non material variation for amendments to retaining wall to 22/02270/FULL)

**Location:** Milesmark Roads Depot Carnock Road Dunfermline Fife KY12 9AX

**Applicant:** Allanwater Developments Ltd 24B Kenilworth Road Bridge Of Allan FK9 4DU

**Agent:** Gavin Lloyd 38 Walker Terrace Tillicoultry Scotland FK13 6EF

**Application Permitted - no conditions**

42 **Application No:** 22/03235/NMV1

**Date Decision Issued:** 10/11/2023

**Ward:** Dunfermline North

**Proposal:** Erection of domestic outbuilding (Non Material Variation to increase the size of outbuilding (retrospective) to 22/03235/FULL)

**Location:** 50 Thistle Street Dunfermline Fife KY12 0JA

**Applicant:** Miss Robyn Vick 50 Thistle Street Dunfermline Fife KY12 0JA

**Agent:**

**Application Permitted - no conditions**

43 **Application No:** 23/02819/FULL **Date Decision Issued:** 17/11/2023

**Ward:** Dunfermline North

**Proposal:** Installation of patio doors to rear of flatted dwelling

**Location:** 92 Moncur Street Townhill Dunfermline Fife KY12 0HJ

**Applicant:** Ms Joan Cameron 92 Moncur Street Townhill Dunfermline Fife KY12 0HJ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

44 **Application No:** 23/02645/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Dunfermline South

**Proposal:** Alterations and second storey extensions to dwellinghouse, alterations and second storey extension to existing garage to form residential ancillary accommodation

**Location:** Evergreen Cottage 3 Middlebank Holdings Masterton Road Dunfermline Fife KY11 8QL

**Applicant:** Mr and Mrs Steven & Kelly Clark 3 Middlebank Holdings Dunfermline United Kingdom KY11 8QL

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

**Application Permitted with Conditions**

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

1. The accommodation above the detached garage hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwelling.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

**Reason(s):**

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



45 **Application No:** 23/02816/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** Dunfermline South

**Proposal:** First floor extension to existing garage to side of dwellinghouse

**Location:** 44 Eden Road Dunfermline Fife KY11 4RU

**Applicant:** Mr & Mrs P Dubas 44 Eden Road Dunfermline Scotland KY11 4RU

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS OCCUPIED; 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. The hard surface to be laid to create the additional parking must be made of porous materials or provision must be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking.
3. In the interest of road safety and to make sure the provision of the hard surface is classed as permitted development.

46 **Application No:** 23/02647/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** Dunfermline South

**Proposal:** Erection of raised platform with greenhouse on top (retrospective)

**Location:** 122 Dover Drive Dunfermline Fife KY11 8HA

**Applicant:** Mr Brian McDougall 122 Dover Drive Dunfermline Fife KY118HA

**Agent:**

**Application Permitted - no conditions**

47 **Application No:** 23/01915/FULL

**Date Decision Issued:** 31/10/2023

**Ward:** East Neuk And Landward

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

**Location:** 28 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Mike Smith 81 South Angell Street Unit 3 Providence, Rhode Island USA 02906

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall 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.
3. The lintel, cill, and ingoes to the new first-floor kitchen window shall be constructed in natural stone of a type, size, texture, colour, coursing, and detail, including the use of lime mortar (no cement), to match the existing window surrounds on the rear elevation.

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

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record, and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In the interests of visual amenity: to ensure that the proposed external finishes do not detract from the character and appearance of this Category B Listed Building and the Crail Conservation Area, within which the site is located.

48 **Application No:** 23/01916/LBC

**Date Decision Issued:** 31/10/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for single storey extension and dormer extension to rear of dwellinghouse, installation of rooflight and replacement windows

**Location:** 28 Nethergate Crail Anstruther Fife KY10 3TY

**Applicant:** Mr Mike Smith 81 South Angell Street Unit 3 Providence, Rhode Island United States 02906

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

### **Application Permitted with Conditions**

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

1. The lintel, cill, and ingoes to the new first-floor kitchen window shall be constructed in natural stone of a type, size, texture, colour, coursing, and detail, including the use of lime mortar (no cement), to match the existing window surrounds on the rear elevation.
2. FOR THE AVOIDANCE OF DOUBT, the installation of the wood burning stoves shall not alter, remove, add to, or change existing architectural and/or historic details internally or externally without the submission of full details and receiving PRIOR approval in writing by this Planning Authority before such works commence on site, AND, full details of the new fire surround to the proposed living room shall be submitted for prior approval in writing by this Planning Authority before being installed.

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

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

1. In the interests of visual amenity: to ensure that the proposed external finishes do not detract from the character and appearance of this Category B Listed Building.
2. To protect the internal and external character and appearance of this Category B Listed Building.

49 **Application No:** 23/00163/FULL **Date Decision Issued:** 02/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use of dwellinghouse (Class 9) to form 2 flatted dwellings (Sui Generis)(retrospective)

**Location:** 21 Rodger Street Cellardyke Anstruther Fife KY10 3HU

**Applicant:** Mr Nick Munro West Mid Brae Mount Melville St Andrews United Kingdom  
KY16 8NT

**Agent:**

**Application Permitted - no conditions**

50 **Application No:** 23/02178/FULL

**Date Decision Issued:** 02/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use from footpath to outside seating area

**Location:** Ship Tavern 49 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Thunder Holdings Ltd Unit S Warehouse 5 Telford Road Glenrothes Scotland KY7 4NX

**Agent:** Gillian Glachan 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Unless otherwise approved in writing by this Planning Authority, the normal operating hours of the outdoor seating area hereby approved shall be restricted to Monday to Sunday between 11:00 to 19:00 (between 1st October and 31st March inclusive) and 11:00 and 20:30 (between 1st April and 30th September inclusive) and at no time during the annual Anstruther Harbour Festival (including the pre-festival set up and post festival clear up periods) or during any other Fife Council authorised community event(s) requiring use of the site area; or, during any period which Fife Council as landowner deems necessary to carry out any essential harbour maintenance.
3. FOR THE AVOIDANCE OF DOUBT the outdoor seating area fixtures and fittings including tables, chairs and moveable boundary enclosure etc shall all be dismantled and removed from the site by 21:00 each day and shall not be set up and used again until 11:00 the following day unless otherwise agreed in writing with this Planning Authority. FOR THE AVOIDANCE OF DOUBT the set up is permitted to commence no earlier than 30 minutes prior to the agreed 11:00 operational start.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting residential amenity (from noise during the evening/night-time period) and to ensure the harbour remains free from obstructions and available for its primary use out with the agreed outdoor seating operation period.
3. In the interests of protecting residential amenity (from noise during the evening/night-time period) and to ensure the harbour remains free from obstructions and available for its primary use out with the agreed outdoor seating operation period.

51 **Application No:** 23/02666/CLE **Date Decision Issued:** 02/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (existing) for use of dwellinghouse as short term let

**Location:** 5 Routine Row Pittenweem Anstruther Fife KY10 2LG

**Applicant:** Mr Martin Ferry Northcroft Acre Valley Road Torrance Glasgow Scotland G64  
4DH

**Agent:**

**Application Permitted - no conditions**

52 **Application No:** 23/02134/FULL

**Date Decision Issued:** 03/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of dwellinghouse (Section 42 application to remove condition 1 of planning permission reference 01/92/0396 relating to occupancy of property)

**Location:** Craives Cottage Cornceres Farm Cornceres Kilrenny Anstruther Fife KY10 3JR

**Applicant:** Cornceres Farm Cornceres Farm Kilrenny Anstruther Scotland KY10 3JR

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

**Application Permitted - no conditions**



53 **Application No:** 23/02515/CLE

**Date Decision Issued:** 03/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (existing) for use of dwellinghouse as short term let

**Location:** 44 John Street Cellardyke Anstruther Fife KY10 3BB

**Applicant:** Mrs Mhairi Deas 57 Lathro Park Kinross Scotland KY13 8RU

**Agent:**

**Application Permitted - no conditions**

**Ward:** East Neuk And Landward**Proposal:** Change of use from agricultural unit to 3 dwellinghouses (Class 9) and self-contained accommodation (short-term let) and erection of 4 dwellinghouses (Class 9) with associated infrastructure including formation of access and installation of air source heat pumps (Section 42 application to modify condition 7 (relating to timing of formation of access) of 23/00273/FULL)**Location:** Farm House Milton Muir Mitchell Place Anstruther Fife KY10 3JD**Applicant:** Manse Developments 12 Talla Park Kinross Scotland KY13 8AB**Agent:** Scott Strachan The Hurst Old Perth Road Milnathort Kinross Scotland KY13 9YA**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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

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

5. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to occupation of the first dwelling, the junction with the A911 as shown on document 11 (Drawing no. 5669/02A) shall be constructed in accordance with Making Fife's Places Supplementary Guidance August 2018 and the current Fife Council Transportation Development Guidelines (Appendix G) to a standard suitable for adoption.
7. Prior to the occupation of the third dwelling, the private access shall be upgraded as shown on documents 03B, 10, 12 and 13 to the satisfaction of Fife Council.
8. Prior to occupation of the first dwelling within the site, visibility splays 4.5 metres x 140 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access with the A917, as shown on document 03B, in accordance with the Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
9. Prior to occupation of each dwelling, the off-street car parking for each plot hereby approved shall be provided as shown on document 03B. Prior to occupation of the first dwelling the two visitor car parking spaces shall be provided. The parking spaces shall be retained through the lifetime of the development.
10. Prior to occupation of the first dwellinghouse, a bat activity survey shall be conducted during the active bat season (May to September) as per the recommendations of the Preliminary Roost Assessment conducted by BNTW- Scotland. Should any roosting bats be recorded at least one more activity survey will be required for licensing purposes unless otherwise agreed in writing by the Planning Authority.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 1, 2 and 3 shall be undertaken without the express prior consent of this Planning Authority.
12. BEFORE THE LANDSCAPING SCHEME IS IMPLEMENTED 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 proposed/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.
13. 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.
14. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, unless otherwise agreed in writing with Fife Council as Planning Authority. For the avoidance of doubt the recorded routes include R246 Anstruther-Milton Muir (P246/02) and R261 Anstruther golf course to Milton (P261/03).

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

6. In the interest of road safety; to ensure the provision of an adequate design layout and construction. Work shall include the following -

The formation of a raised table on the vehicular access with the bottom of the ramp located 1 metre to the north of the A917 channel line. The ramps shall be 1 metre length with the raised table being 3 metres wide and 75mm in height.

The provision of one pair of bus stops, boarders, flags, and road markings located on the A917 either side of the vehicular access.

The provision of a 2 metres wide footway on the east side of the vehicular access to provide a safe walking route to the eastbound bus stop and a dropped kerb pedestrian crossing point on the A917 to provide a crossing point to the westbound bus stop.

7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
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 interest of road safety; to ensure the provision of adequate off-street parking facilities
10. In the interests of preserving natural heritage; to ensure the proposal would not have a detrimental impact on protected species, in particular bats.
11. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the special character of the layout and the need to prevent uncontrolled site coverage.
12. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
13. 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.
14. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.

**Ward:** East Neuk And Landward  
**Proposal:** Erection of 36 dwellinghouses (Class 9) and alterations to existing farm building to form 2 dwellinghouses (Class 9) and alterations to existing dwellinghouse and formation of access  
**Location:** 50 James Street Pittenweem Anstruther Fife KY10 2QN  
**Applicant:** WT Pittenweem Ltd 19 Rutland Square Edinburgh Scotland EH1 2BB  
**Agent:** Muir Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, Plots 22, 23, 24, 25, 26 and 27 (No. 6 units total), as shown on the hereby approved document 02A (Proposed Site Layout) (Doc Ref: 3967 - 075A), shall be provided as affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) or any later revision which supersedes it. Prior to any works commencing on site, full details of the proposed method of delivery which meets the affordable housing definition, shall be submitted to and agreed by Fife Council as Planning Authority. No works shall commence until these details are approved. The affordable housing units shall be complete and ready for occupation, prior to the 20th open market dwelling being occupied. The affordable housing shall be held as such in perpetuity unless otherwise agreed in writing by Fife Council as Planning Authority.
3. No development shall commence on site until Scottish Water has given their agreement for the site to connect to the public surface water sewer network. Written proof of Scottish Water's agreement shall be submitted to Fife Council as Planning Authority for prior written approval, before any works commence on site.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

5. Prior to occupation of the first dwelling, the approved SUDs Scheme as specified and hereby approved shall be fully installed and commissioned. The scheme shall be signed off by a suitably qualified drainage engineer following installation and be retained and maintained in an operational manner for the lifetime of the development.
6. 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 shall be submitted to and approved in writing by Fife Council Planning Authority.
7. The footpath link located between Plots 33 and 34 shall be fully complete and available for public use prior to the occupation of the 20th dwelling.
8. Prior to any works commencing on site, full details of all ecological enhancement measures (and a timetable for implementation) to be utilised within the site shall be submitted to Fife Council as Planning Authority for prior written approval. The measures shall be installed in accordance with the agreed timetable.
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. In the event that clearance is proposed between 1st March to 31st August, a suitable 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.

10. All roads and associated works serving the development hereby approved shall be constructed in accordance with Making Fife's Places Supplementary Guidance August 2018 and the current Fife Council Transportation Development Guidelines (Appendix G) to a standard suitable for adoption. Work shall include the following -
  - The provision of a raised table on the vehicular access at the junction with James Street.
11. Prior to occupation of the first dwelling within the site, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access with James Street in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
12. The total noise from all air source heat pumps to be installed on site 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.
13. Notwithstanding those shown on the approved site plan, full details (site plan and elevations) of all boundary details shall be submitted to Fife Council as Planning Authority for prior written approval. The approved details shall then be fully implemented on site.
14. 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.

15. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 4. 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.

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

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

2. In the interest of complying with FIFEplan (2017) Policy 4; to ensure the affordable housing planning obligations is defined and delivered on site.
3. In the interest of providing a working drainage system; to ensure that the development can safely discharge surface water drainage from the site.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.
8. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
9. In the interest of providing good pedestrian links through the site; to ensure a pedestrian route through to New Grange Park is provided which will also act as a safe route to school.
10. In the interest of biodiversity gain; to ensure the development provides adequate biodiversity enhancement measures.
11. In order to avoid disturbance during bird breeding seasons.
12. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
13. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
14. In the interests of protecting the residential amenity of the owners and neighbouring properties.
15. In the interest of visual amenity; to ensure all boundary treatments are acceptable in both style and design.

56 **Application No:** 23/00902/LBC

**Date Decision Issued:** 08/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for internal and external alterations (demolition of existing extension)

**Location:** 50 James Street Pittenweem Anstruther Fife KY10 2QN

**Applicant:** WT Pittenweem Ltd 25 Rutland Square Edinburgh Scotland EH1 2BW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



57 **Application No:** 23/02076/FULL

**Date Decision Issued:** 09/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to front of dwellinghouse and installation of doors

**Location:** 25A Seagate Kingsbarns St Andrews Fife KY16 8SR

**Applicant:** Mr Gavin & Mary Steel 25A Seagate Kingsbarns St. Ansdrews UK KY16 8SR

**Agent:** Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

58 **Application No:** 23/02420/OBL

**Date Decision Issued:** 10/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Discharge of planning obligation for 11/04716/FULL

**Location:** Cromwells House Pathhead Nurseries St Monans Anstruther Fife KY10 2DQ

**Applicant:** Phyllis Dougal Cromwells House Pathhead Nurseries St Monans Anstruther  
Fife KY10 2DQ

**Agent:**

**Application Permitted - no conditions**

59 **Application No:** 23/02469/FULL

**Date Decision Issued:** 09/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of 2 no. rooflights to rear of dwelling

**Location:** 28 Marygate Pittenweem Anstruther Fife KY10 2LH

**Applicant:** Ms A Di Mambro 28 Marygate Pittenweem Anstruther Fife KY10 2LH

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

60 **Application No:** 23/02475/LBC

**Date Decision Issued:** 09/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for replacement windows

**Location:** Crail Town Hall Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

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

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

**Application Permitted - no conditions**

61 **Application No:** 23/02884/CLE **Date Decision Issued:** 09/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Certificate of lawfulness (existing) for use of dwelling as short term let

**Location:** 39A John Street Cellardyke Anstruther Fife KY10 3BA

**Applicant:** Ms Mary Birch 2A Carlton Terrace Edinburgh Midlothian EH57 5DD

**Agent:**

**Application Permitted - no conditions**

62 **Application No:** 23/02476/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows

**Location:** Crail Town Hall Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward

**Proposal:** Change of use from bakery (Class 1A) to form dwellinghouse (Class 9) and 4 flatted dwellinghouses (Sui Generis) and external alterations including installation and replacement of windows and doors and partial rendering of building

**Location:** 35 Rodger Street Cellardyke Anstruther Fife KY10 3HU

**Applicant:** B. H. Barnett & Son Barnett's Bakery St. Andrews road Anstruther Fife KY10 3JS

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE RESIDENTIAL DEVELOPMENT HEREBY APPROVED, specific details and samples of the specification and colour of the proposed white render shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, the render shall consist of a traditional wet dash finish.
3. PRIOR TO THE OCCUPATION OF THE FLATTED DWELLINGS HEREBY APPROVED, the existing window opening on the south elevation shall be infilled with materials to match the existing building in accordance with approved drawing numbers 7247\_306 Revision B (Fife Council Reference 05B) and 7247\_307 Revision B (Fife Council Reference 06B).
4. 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.
5. The flatted dwellings hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwellings hereby approved shall not be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the Category B Listed Building and existing streetscape.
3. In the interests of residential and visual amenity.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).
5. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

64 **Application No:** 23/02597/LBC

**Date Decision Issued:** 10/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for internal and external alterations including the installation and replacement of windows and doors and partial rendering of building

**Location:** 35 Rodger Street Cellardyke Anstruther Fife KY10 3HU

**Applicant:** G H Barnett & Son Barnett's bakery St Andrews road Anstruther Fife KY10 3JS

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

**Application Permitted with Conditions**

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

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, specific details and samples of the specification and colour of the proposed white render shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, the render shall consist of a traditional wet dash finish.

**Reason(s):**

1. In the interests of visual amenity, to ensure the development makes a positive contribution to the Category B Listed Building and existing streetscape.



65 **Application No:** 23/02463/LBC

**Date Decision Issued:** 13/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent to change internal double door to single door opening

**Location:** 41 - 44 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Mr Thomas Innes Anstruther Fish Bar 42- 44 Shore Street Anstruther Fife  
United Kingdom KY10 3AQ

**Agent:**

**Application Permitted - no conditions**

66 **Application No:** 23/02543/FULL **Date Decision Issued:** 13/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of solar panels and rooflights to dwellinghouse

**Location:** 3 Bowling Green Close Crail Anstruther Fife KY10 3QZ

**Applicant:** Mr John Freeth 3 Bowling Green close Crail United Kingdom KY10 3QZ

**Agent:** Alastair Graham Tresta Links Road Earlsferry United Kingdom KY9 1AW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

67 **Application No:** 23/03152/CLP

**Date Decision Issued:** 13/11/2023

**Ward:** East Neuk And Landward

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

**Location:** 9 Kilconquhar Steading Way Kilconquhar Leven Fife KY9 1FB

**Applicant:** Ms Jan Pryor 9 Kilconquhar Steading Way Kilconquhar Fife KY9 1FB

**Agent:** David Christie 4 Dunnikier Road Kirkcaldy Scotland KY1 2RN

**Application Permitted - no conditions**

68 **Application No:** 23/03161/CLP

**Date Decision Issued:** 13/11/2023

**Ward:** East Neuk And Landward

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

**Location:** 26 Marygate Pittenweem Anstruther Fife KY10 2LH

**Applicant:** Mr Barry Rowat 26 Marygate Pittenweem Scotland KY10 2LH

**Agent:** Grant Allan 21 Bruce Road Crossgates United Kingdom KY4 8AZ

**Application Permitted - no conditions**

69 **Application No:** 23/02576/FULL **Date Decision Issued:** 15/11/2023

**Ward:** East Neuk And Landward

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

**Location:** 2 Station Court Pittenweem Anstruther Fife KY10 2QY

**Applicant:** Mr & Mrs C. Hughes 2 Station Court Pittenweem U.K. KY10 2QY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward  
**Proposal:** Planning permission in principle for erection of dwellinghouse and associated access road and drainage infrastructure  
**Location:** Land At Waterless Farm Cameron Fife  
**Applicant:** Mitchell Energy Ltd Newtonhead Farm Ayr Road Lanark Scotland ML11 9TU  
**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. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
  - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
  - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
  - (g) A 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).
3. Prior to the occupation of the first/proposed dwellinghouse, a minimum of 2 No. off street parking spaces per 2 or 3 bedroom house and 3 No. off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
4. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off-street parking space. For the avoidance of doubt, the minimum dimensions for off street parking spaces are 2.5m x 5m.
5. Prior to the occupation of the dwellinghouse, the construction of the vehicular crossing over the roadside verge

shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction of Fife Council as Planning Authority.

6. Prior to any works starting in the development site, an access bellmouth shall be constructed at the junction of the proposed development site and the public road. This access bellmouth shall be constructed with a minimum throat width of 6.0 metres with 10.0 metre radius kerb for a length of 10.0 from the adjoining road channel line in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
7. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
8. Prior to any works starting on site, evidence shall be provided to Fife Council as Planning Authority that visibility splays of 3m x 210m can be provided at the proposed access junction of the vehicular crossing and the public road and that the visibility splays can be maintained in perpetuity, clear of all obstructions exceeding 600mm above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The visibility splays shall thereafter be provided prior to occupation of the dwellinghouse and shall remain in perpetuity.
9. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interests of road safety. To ensure the provision of an adequate off-street parking facilities
4. In the interest of road safety; to ensure the provision of adequate off street parking.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
8. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

71 **Application No:** 20/02725/NMV1 **Date Decision Issued:** 16/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Two storey extension to front and dormer extensions to sides of dwellinghouse and erection of double domestic garage (Non-Material Variation for amendments to dormer and porch to 20/02725/FULL)

**Location:** 2 St Adrians Place Anstruther Fife KY10 3DX

**Applicant:** Mr & Mrs Sandy Murray 2 St Adrians Place Anstruther Fife KY10 3DX

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

**Planning Permission Required**



72 **Application No:** 22/01123/NMV1

**Date Decision Issued:** 17/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse (Non-Material Variation to 22/01123/FULL for amendments including increase size of proposed extension)

**Location:** 6 Temple Crescent Crail Anstruther Fife KY10 3RS

**Applicant:** Marysia Lachowicz 6 Temple Crescent Crail Anstruther Fife KY10 3RS

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

**Application Permitted - no conditions**

73 **Application No:** 23/02458/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of new and replacement lighting columns and lanterns including associated infrastructure and works

**Location:** Pittenweem Harbour East Shore Pittenweem Fife

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

**Agent:** Mr Andrew Wishart Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

74 **Application No:** 23/02591/CAC

**Date Decision Issued:** 17/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Conservation area consent for demolition

**Location:** 37 High Street Elie Leven Fife KY9 1BZ

**Applicant:** Mr Kenneth Bell 42 Forbes Road Edinburgh Scotland EH10 2EB

**Agent:** Elizabeth Roxburgh 42 Forbes Road Edinburgh UK EH10 4ED

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in a prominent position in the Conservation Area.

75 **Application No:** 23/02779/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** East Neuk And Landward

**Proposal:** First floor extension to dwellinghouse and formation of raised deck

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

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

76 **Application No:** 23/02260/FULL

**Date Decision Issued:** 22/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use from office and storage/workshop to food preparation (Class 4) with cold food takeaway (Class 1A) and associated event space including erection of toilet building with ramp and associated works

**Location:** Unit 4 Old Golf Club Factory Station Road Anstruther Fife KY10 3JA

**Applicant:** The Cocoa Tree Shop Ltd 9 High Street Pittenweem Anstruther Scotland KY10 2LA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

77 **Application No:** 23/02298/FULL

**Date Decision Issued:** 22/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of domestic outbuilding

**Location:** 15 Seagate Kingsbarns St Andrews Fife KY16 8SR

**Applicant:** Ms Jean Hutchison 15 Seagate Kingsbarns St Andrews Fife KY16 8SR

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed domestic outbuilding/summer house hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse for family use and not as a permanent separate dwellinghouse. Furthermore, the domestic outbuilding shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

**Reason(s):**

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

78 **Application No:** 23/02331/FULL

**Date Decision Issued:** 22/11/2023

**Ward:** East Neuk And Landward

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

**Location:** 13 Wadeslea Elie Leven Fife KY9 1EB

**Applicant:** Mr & Mrs Jane And Laurence Parry 13 Wadeslea Elie Leven Fife KY9 1EB

**Agent:** Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans Fife KY10 2BL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

79 **Application No:** 23/03237/CLE

**Date Decision Issued:** 22/11/2023

**Ward:** East Neuk And Landward

**Proposal:** Certificate of Lawfulness - Existing for replacement of 2 no. windows

**Location:** 5 The Cribbs St Monans Anstruther Fife KY10 2AD

**Applicant:** Mr Graham Morrice 39 Snowdon Place Stirling FK8 2JP

**Agent:**

**Application Permitted - no conditions**



80 **Application No:** 23/02218/FULL

**Date Decision Issued:** 02/11/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Change of use from club meeting rooms (Sui Generis) to dwellinghouse (Class 9)

**Location:** 66 Well Road Glenrothes Fife KY7 5DS

**Applicant:** Mr Ian Winn Glenrothes Aeromodelling Club 66 Well Road Glenrothes United Kingdom KY7 5DS

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

81 **Application No:** 23/02736/FULL **Date Decision Issued:** 09/11/2023

**Ward:** Glenrothes Central And Thornton

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

**Location:** 22 Myres Drive Glenrothes Fife KY7 4RS

**Applicant:** Mr Murray Clark 22 Myres Drive Glenrothes KY7 4RS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

82 **Application No:** 23/02912/ADV

**Date Decision Issued:** 17/11/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of an internally illuminated fascia sign to the front & 3 internally illuminated wall signs to the sides and rear of the building

**Location:** 4 Albany Gate Glenrothes Fife KY7 5NP

**Applicant:** Tenpin Ltd. Aragon House University Way Cranfield Technology Park Cranfield Bedford MK43 0EQ

**Agent:** Alistair Ewing Jewellery Business Centre 95 Spencer Street Birmingham B18 6DA

**Application Permitted - no conditions**

**Ward:** Glenrothes Central And Thornton**Proposal:** Extension to supermarket (Class 1A) and associated development**Location:** Aldi Stores Ltd Queensway Industrial Estate Flemington Road Glenrothes Fife KY7 5QF**Applicant:** Aldi Stores Ltd Aldi Pottishaw Road Bathgate UK EH48 2FB**Agent:** Avison Young (UK) Ltd . 40 Torphichen Street, 6th Floor Edinburgh United Kingdom EH3 8JB**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.

84 **Application No:** 23/02365/FULL

**Date Decision Issued:** 31/10/2023

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

**Proposal:** Formation of vehicular access and hardstanding area to front of flat

**Location:** 17 Balfour Place Milton Of Balgonie Glenrothes Fife KY7 6QB

**Applicant:** Mr Shaun Ireland 17 Balfour Place Milton Of Balgonie KY7 6QB

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a bound or paved material.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.

85 **Application No:** 23/02360/FULL      **Date Decision Issued:** 03/11/2023

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

**Proposal:** Erection of pergola to rear of dwellinghouse (retrospective)

**Location:** 5 Tofthill Glenrothes Fife KY7 6NX

**Applicant:** Mrs Irene McGrath 5 Tofthill Glenrothes KY7 6NX

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

**Application Permitted - no conditions**

86 **Application No:** 23/02513/FULL

**Date Decision Issued:** 22/11/2023

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

**Proposal:** Formation of vehicular access and hardstanding area, and erection of fence/gate to side, and installation of bi-fold doors to rear of dwellinghouse (in retrospect)

**Location:** 3 The Orchard Leslie Glenrothes Fife KY6 3AJ

**Applicant:** Ms Rachel Birrell 3 The Orchard Leslie KY6 3AJ

**Agent:** Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



87 **Application No:** 23/02828/FULL

**Date Decision Issued:** 22/11/2023

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

**Proposal:** Erection of single domestic garage to front and formation of deck and external staircase to side of dwellinghouse; and access

**Location:** 10 Redpath Loan Glenrothes Fife KY7 6FR

**Applicant:** Mr Paul Campbell 10 Redpath Loan Glenrothes KY7 6FR

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed garage and access driveway, the construction of the vehicular crossing over the roadside verge shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction of Fife Council as Planning Authority.
3. Prior to the first use of the proposed garage and access driveway, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. BEFORE THE ACCESS IS BROUGHT INTO USE, visibility splays of 2 metres metres by 25 metres metres shall be provided in both directions at the junction of the new access with the existing road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent road channel levels.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.

88 **Application No:** 23/02693/FULL **Date Decision Issued:** 23/11/2023

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

**Proposal:** First floor extension to side of dwellinghouse

**Location:** 25 Lennox Court Glenrothes Fife KY6 3PP

**Applicant:** Miss Nickie McGuire 25 Lennox Court Glenrothes KY6 3PP

**Agent:** Matthew Archer 114 Brechin Road Arbroath DD11 1TA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

89 **Application No:** 23/02734/FULL

**Date Decision Issued:** 09/11/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Installation of replacement base station which includes a 30m lattice sharable mast, 2 headframes, 12 antennas, 6 dishes, 7 cabinets, and ancillary development

**Location:** Russell's Auto Services Plot 7 Viewfield Industrial Estate Cable Road  
Glenrothes Fife KY6 2SY

**Applicant:** Icon Tower Infrastructure Limited 16-18 Conduit Street Lichfield Staffordshire  
WS13 6JR

**Agent:** Thomas Clarkson Unit 4 Century Buildings Tower St Brunswick Business Park  
Liverpool L3 4BJ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

90 **Application No:** 23/01980/FULL **Date Decision Issued:** 31/10/2023

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

**Proposal:** Erection of domestic outbuilding and shed

**Location:** 10 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

**Applicant:** Mr David Pease 10 Upper Greens Auchtermuchty Cupar Fife KY14 7BX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

91 **Application No:** 23/02455/FULL **Date Decision Issued:** 07/11/2023

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

**Proposal:** Erection of domestic garage and erection of wall

**Location:** 5 Orchard Court Auchtermuchty Cupar Fife KY14 7HX

**Applicant:** Mr Brian Dewar 5 Orchard Court Auchtermuchty Cupar Fife KY14 7HX

**Agent:** Lorna Sim 6 Sweetbank Terrace Markinch Fife KY7 6BJ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

92 **Application No:** 23/01426/FULL

**Date Decision Issued:** 08/11/2023

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

**Proposal:** Installation of solar panels and air source heat pump including external grille and flue (amendment to planning permission 22/00057/FULL)

**Location:** Collessie Church Collessie Brae Collessie Cupar Fife KY15 7RQ

**Applicant:** Mr and Mrs Peter G Wilson Thirlestane House Mill Lade Collessie Scotland KY15 7RQ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the installation of the Air Source Heat Pump, full details of an appropriate screening method on the West Elevation screening the ASHP shall be submitted to Fife Council as Planning Authority for written approval and erected as approved within one month of the ASHP being installed unless as agreed by this Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the character and appearance of the listed building and the surrounding historic environment.

93 **Application No:** 23/01591/LBC

**Date Decision Issued:** 08/11/2023

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

**Proposal:** Listed building consent for internal and external alterations to include the installation of solar panels and air source heat pump including external grille and flue and associated internal works (to retrofit energy system)

**Location:** Collessie Church Collessie Brae Collessie Cupar Fife KY15 7RQ

**Applicant:** Mr and Mrs Peter G Wilson Thirlestane House Mill Lade Collessie Scotland KY15 7RQ

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

**Application Permitted with Conditions**

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

1. The East stairs at first floor level shall be retained as per the previous approval (Ref: 22/00057/FULL). Revised drawings showing this shall be submitted to Fife Council as Planning Authority and adhered to thereafter unless as agreed otherwise.
2. Prior to the installation of the Air Source Heat Pump, full details of an appropriate screening method on the West Elevation screening the ASHP shall be submitted to Fife Council as Planning Authority for written approval and erected as approved within one month of the ASHP being installed unless as agreed by this Planning Authority.

**Reason(s):**

1. In the interests of protecting the character and appearance of the listed building and the surrounding historic environment.
2. In the interests of protecting the character and appearance of the listed building and the surrounding historic environment.

94 **Application No:** 23/01928/PPP

**Date Decision Issued:** 13/11/2023

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

**Proposal:** Planning permission in principle for erection of dwellinghouse and formation of new access

**Location:** No 4 Cottage The Mount Balarvie Cupar Fife KY15 4NA

**Applicant:** Mrs Sarah Ritchie No. 4 Cottage The Mount Cupar Scotland KY15 4NA

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

**Application Refused**

**Reason(s):**

1. In the interest of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need in principle for a residential development in this location is not considered fully justified and would therefore be contrary to Policy 16: Quality Homes and 17: Rural Homes of National Planning Framework 4 (2023) and Policy 1: Development Principles, Policy 7 Development in the Countryside, Policy 8: Houses in the Countryside of the Adopted FIFEplan - Fife Local Development Plan (2017).
2. In the interests of protecting road safety; it is considered that the proposal would have a significant detrimental impact on road safety in that Transportation Development Management has a presumption against the formation of new vehicular accesses or the intensification in use of existing accesses on unrestricted distributor roads outwith established built-up areas. Further to that, the proposal also fails to meet the required 3m x 210m visibility splays which must be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the new vehicular access and the public road; all contrary to National Planning Framework 4 (2023) Policy 14, Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Fife Council's Making Fife's Places (2018) - Appendix G Transportation Development Guidelines.



95 **Application No:** 21/02904/NMV2      **Date Decision Issued:** 21/11/2023

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

**Proposal:** Single storey extension to rear of dwelling - Non Material Variation to approved 21/02904/FULL for alterations to extension and roof

**Location:** 199A High Street Newburgh Cupar Fife KY14 6DY

**Applicant:** Mr & Mrs Brown 199A High Street Newburgh Cupar Fife KY14 6DY

**Agent:** Mr R Crerar The Square Methven By Perth PH1 3PE

**Application Permitted - no conditions**

96 **Application No:** 23/01844/FULL **Date Decision Issued:** 21/11/2023

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

**Proposal:** Installation of replacement windows and doors

**Location:** 3 Whites Weigh 21 Station Road Auchtermuchty Cupar Fife KY14 7DP

**Applicant:** Miss K Frost 3 Whites Weigh 21 Station Road Auchtermuchty Cupar Fife KY14 7DP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

97 **Application No:** 23/02176/FULL **Date Decision Issued:** 21/11/2023

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

**Proposal:** Installation of replacement doors to flatted dwelling

**Location:** 9 Whites Weigh 21 Station Road Auchtermuchty Cupar Fife KY14 7DP

**Applicant:** Mrs Pat Simpson 29 Burlish Avenue Solihull United Kingdom B92 8BF

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

98 **Application No:** 23/03117/APN

**Date Decision Issued:** 21/11/2023

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

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

**Location:** Wellburn Lochmalony Rathillet Cupar Fife KY15 4QF

**Applicant:** Mr Alasdair Fowler Wellburn Lochmalony Cupar United Kingdom KY15 4QF

**Agent:**

**Application Permitted - no conditions**

99 **Application No:** 22/03981/LBC

**Date Decision Issued:** 22/11/2023

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

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

**Location:** Carphin House Luthrie Cupar Fife KY15 4NX

**Applicant:** Mr Thomas Macallan 7 Warwickshire Drive Belmont Durham United Kingdom  
DH1 2LU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

100 **Application No:** 23/02131/LBC

**Date Decision Issued:** 22/11/2023

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

**Proposal:** Listed building consent for timber cladding on eastern elevation

**Location:** The Old Barn 38 Cupar Road Auchtermuchty Cupar Fife KY14 7DJ

**Applicant:** Mr Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

101 **Application No:** 23/02717/FULL

**Date Decision Issued:** 22/11/2023

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

**Proposal:** Installation of replacement windows

**Location:** Carphin House Luthrie Cupar Fife KY15 4NX

**Applicant:** Mr Thomas Macallan 7 Warwickshire Drive Belmont Durham United Kingdom  
DH1 2LU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Siting of pod (caravan) for use as ancillary accommodation to dwellinghouse (Class 9) including erection of fence and realignment of footpath  
**Location:** Donibristle Farm Cottage Carrick Grove Dalgety Bay Dunfermline Fife KY11 9UY  
**Applicant:** Mrs Nicola McKendrick Donibristle Farm Cottage Regents way Dalgety Bay Scotland KY11 9UY  
**Agent:** - Glampitect 30 Craiglockhart Dell Road Edinburgh Scotland EH14 1JP

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development hereby approved shall only be used as domestic accommodation ancillary to Donibristle Farm Cottage and not as a permanent separate dwelling.

**Reason(s):**

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



103 **Application No:** 23/02429/FULL

**Date Decision Issued:** 02/11/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alterations to boundary wall to allow formation of driveway, re-painting of property and installation of replacement windows.

**Location:** 22A Shore Road Aberdour Burntisland Fife KY3 0TU

**Applicant:** Mr Marc Brand 22A Shore Road Aberdour Burntisland Fife KY3 0TU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Erection of 1 and a half storey extension to side of dwellinghouse  
**Location:** 2 Inchmickery Avenue Dalgety Bay Dunfermline Fife KY11 9NF  
**Applicant:** Mr Simon Smith 2 Inchmickery Avenue Dalgety Bay Scotland KY11 9NF  
**Agent:** Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

105 **Application No:** 23/02629/CLP

**Date Decision Issued:** 07/11/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for a single storey extension and formation of raised deck to rear of dwellinghouse

**Location:** 11 Scotmill Way Inverkeithing Fife KY11 1DG

**Applicant:** Mr G Jenkins 11 Scotmill Way Inverkeithing Fife KY11 1DG

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use of hotel (Class 7) to two dwellinghouses (Class 9) and three flatted dwellings (Sui Generis) and erection of single storey extensions to rear and external alterations including installation of solar panels, rooflights and replacement doors and windows

**Location:** Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

**Applicant:** Mr John McTaggart Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF ANY OF THE DWELLINGHOUSES OR FLATTED DWELLINGS HEREBY APPROVED, there shall be provided within the curtilage of the site 24 parking spaces for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on approved Drawing No 921\_P\_01 Rev C (Fife Council Reference 03A). The parking spaces shall thereafter be retained in perpetuity.
3. 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 shall be submitted to and approved in writing by Fife Council as Planning Authority.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. The dwellinghouses hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in the respective dwellinghouse. For the avoidance of doubt the dwellinghouses hereby approved shall be used for Housing in Multiple Occupation.
6. The flatted dwellings hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwellings hereby approved shall not be used for Housing in Multiple Occupation.

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

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

3. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
4. To ensure all contamination within the site is dealt with.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan 2017.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for internal and external alterations including erection of single storey extensions to rear, installation of solar panels, rooflights and replacement doors and windows

**Location:** Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

**Applicant:** Mr John McTaggart Woodside Hotel High Street Aberdour Burntisland Fife KY3 0SW

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed replacement glazed structure above the barrel-vaulted stained-glass ceiling to the rear of the building shall be designed to ensure access for on-going maintenance to the stained glass.

**Reason(s):**

1. In the interests of visual amenity; to ensure the preservation and on-going maintenance of the stained glass of the Category B Listed building.

108 **Application No:** 23/02665/ADV

**Date Decision Issued:** 01/11/2023

**Ward:** Kirkcaldy Central

**Proposal:** Display of 2 no. fascia signs, 1 no. projection sign and 2 no. window graphics

**Location:** 2 Viceroy Street Kirkcaldy Fife KY2 5HT

**Applicant:** Mr Jon Crowcroft Merchants Warehouse 21 Castle Street Manchester United Kingdom M3 4LZ

**Agent:** Steve Brown Redforrest House Queens Court North Earlsway, Team Valley Gateshead United Kingdom NE11 0BP

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

109 **Application No:** 23/03019/ADV

**Date Decision Issued:** 08/11/2023

**Ward:** Kirkcaldy Central

**Proposal:** Display of internally illuminated box sign

**Location:** Fife College Of Health Forth Avenue Kirkcaldy Fife KY2 5YS

**Applicant:** University Of Dundee Ewing Building Small's Lane Dundee United Kingdom  
DD1 4HR

**Agent:** Andrew Knox Fort House 63 Fort Street Broughty Ferry Dundee United  
Kingdom DD5 2AB

**Application Permitted - no conditions**



110 **Application No:** 22/02743/NMV1

**Date Decision Issued:** 31/10/2023

**Ward:** Kirkcaldy East

**Proposal:** Alterations and part change of use of existing mixed-use development to form two retail units (Class 1) and two hot food takeaways (Sui Generis) with associated access and parking (Non Material Variation to amend the number of units from 5 to 4 units, comprising 3 retail and one hot-food takeaway to 22/02743/FULL)

**Location:** 39 Rosslyn Street Kirkcaldy Fife KY1 3HS

**Applicant:** Azure Projects Ltd Per Agent

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

**Application Withdrawn**

**Ward:** Kirkcaldy East

**Proposal:** Erection of industrial unit (Class 6) with ancillary trade counter and workshop including formation of new access road, footpath and yard with car parking, erection of boundary enclosures, installation of solar panels and associated drainage and landscape infrastructure (demolition of existing unit)

**Location:** Dingbro Ltd 5 Merchant Place Mitchelston Industrial Estate Kirkcaldy Fife KY1 3NJ

**Applicant:** Dingwall Property Ltd. 12 Deemount Road Ferryhill Aberdeen AB11 7TJ

**Agent:** Eric Digweed 12 Deemount Road Ferryhill Aberdeen Scotland AB11 7TJ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.
3. BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

5. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 5. 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.

6. 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.

7. Prior to the first occupation of the new unit, visibility splays 3m x 43m shall be 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 Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
8. PRIOR TO WORKS BEGINNING ON SITE Details of the proposed SUDS and drainage infrastructure proposed shall be submitted to the Planning Authority and approved in consultation with Structural Services. The approved SUDS and drainage infrastructure is to be installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to operation of the unit unless otherwise agreed in writing. Thereafter the SUDS and drainage infrastructure shall be retained and maintained for the lifetime of the development.
9. Prior to the first occupation of the new unit, the commercial bellmouth style vehicular crossing of the public road verge shall be constructed in accordance with current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Development Guide. The works shall include the provision of adequate measures to intercept all surface water run-off from the site, prior to it reaching the public road boundary.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
3. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.
4. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
5. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
7. To ensure all contamination within the site is dealt with.
8. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

112Application No: 23/02534/CLP

Date Decision Issued: 08/11/2023

**Ward:** Kirkcaldy East

**Proposal:** Certificate of Lawfulness (Proposed) for installation of window

**Location:** Whytemans Brae Health Centre Whytemans Brae Kirkcaldy Fife KY1 2NA

**Applicant:** Mr Jim Rotheram Victoria Hospital Hayfield Road Kirkcaldy Scotland KY2 5AH

**Agent:** Roddy MacLeod Fort Street House 63 Fort Street Broughty Ferry Dundee  
United Kingdom DD5 2AB

**Application Permitted - no conditions**

113 **Application No:** 23/02660/LBC

**Date Decision Issued:** 17/11/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed Building Consent for the removal and reinstallation of 3No. antennas, support poles and ancillary development

**Location:** Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

**Applicant:** EE (UK) Ltd And Hutchison 3G (UK) Ltd Mobile Campus Hatfield Business Park Hatfield Business Park Hatfield England AL10 9BW

**Agent:** Jodie Kane 72 Ballyrogan Road Newtownards United Kingdom BT23 4ST

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East  
**Proposal:** Installation of 4.no external tanks and formation of bunding including erection of perimeter fence (part retrospective)  
**Location:** QAS Copak Mitchelston Industrial Estate Mitchelston Drive Kirkcaldy Fife KY1 3NB  
**Applicant:** QAS Group Ltd Mitchelston Drive Mitchelston Industrial Estate Kirkcaldy Fife Scotland KY1 3NF  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

### **Application Permitted with Conditions**

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

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

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

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

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

115 **Application No:** 23/02599/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Kirkcaldy North

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

**Location:** 42 Muirfield Street Kirkcaldy Fife KY2 6SY

**Applicant:** Mr Mrs Crowther 42 Muirfield Street Kirkcaldy Scotland KY2 6SY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

116 **Application No:** 23/02649/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Kirkcaldy North

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

**Location:** 7 Tain Place Kirkcaldy Fife KY2 6FX

**Applicant:** Mr Michael Moore 7 Tain Place Kirkcaldy United Kingdom KY2 6FX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



117 **Application No:** 23/02705/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** Kirkcaldy North

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

**Location:** 13 Glen Clova Place Kirkcaldy Fife KY2 6UL

**Applicant:** Mrs Claire Martin 13 Glen Clova Place Kirkcaldy Scotland KY2 6UL

**Agent:** Grant Allan 21 Bruce Road Crossgates United Kingdom KY4 8AZ

### **Application Refused**

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

1. In the interests of visual amenity; the proposed extension by virtue of its scale, design, massing and layout would introduce an unsuitable incongruous development within this residential environment to the detriment of the visual amenity of the area, contrary to Policy 16 of NPF4 (2023), Policies 1 and 10 of the Approved FIFEplan (2017) and Fife Council Planning Customer Guidelines on Home Extensions (2018).
2. In the interests of road safety; the proposed development can not achieve the required off-street parking provisions to the detriment of the road safety within the area, contrary to Policies 1 and 3 of the FIFEplan, NPF4 (2023) and Making Fife's Places - Transportation Development Management Guidelines (2015).

118 **Application No:** 23/02674/CLP

**Date Decision Issued:** 17/11/2023

**Ward:** Kirkcaldy North

**Proposal:** Certificate of lawfulness (proposed) for part-change of use of dwellinghouse for cocktail mixology operations

**Location:** 218 Redcraigs Kirkcaldy Fife KY2 6UQ

**Applicant:** Miss Bianca Temple 218 Redcraigs Kirkcaldy Scotland KY26UQ

**Agent:**

**Application Permitted - no conditions**

119 **Application No:** 23/01592/FULL

**Date Decision Issued:** 20/11/2023

**Ward:** Kirkcaldy North

**Proposal:** Erection of fence to side/rear of dwellinghouse (retrospective)

**Location:** 102 Barry Road Kirkcaldy Fife KY2 6JL

**Applicant:** Mr Dayle Turner 102 Barry Road Kirkcaldy Fife KY2 6JL

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT the fence shall be erected as detailed on the approved plans to ensure that a westerly visibility splay of 2 metres by 2 metres is provided for the existing vehicular access at 21 Duddingston Drive. The works to comply with the required visibility splays shall be undertaken with 6 weeks of the date of this consent.

**Reason(s):**

1. In the interests of pedestrian safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the adjacent site and the pedestrian footpath.

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Engineering works to lower ground levels, demolition of existing retaining wall and erection of boundary wall  
**Location:** Street Record Durham Wynd Lower Largo Fife  
**Applicant:** Mr Gordon Stalker Saltire Centre Pentland Ct Glenrothes Scotland KY6 2DA  
**Agent:** Neil Stephen 2 Castle Court Dunfermline Fife KY11 8PB

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Any trees or hedgerow which are removed as a result of this development shall be replaced within the site (within the first planting season following removal), unless otherwise agreed in writing by Fife Council as Planning Authority.
3. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of natural heritage; to ensure that adequate measures are put in place to replace any trees or hedgerow which are removed.
3. In the interests of natural heritage, to minimise disruption within the bird nesting season.

121 **Application No:** 23/02414/FULL

**Date Decision Issued:** 06/11/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** 4 Glencairn Gardens Leven Fife KY8 5NE

**Applicant:** Mrs S Muir 4 Glencairn Gardens Leven UK KY8 5NE

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

122Application No: 23/02909/APN

Date Decision Issued: 09/11/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Prior Notification for Farm-related Building Works (Non-residential)  
SITE: Land at Montrave Home Farm, Leven, KY8 5NZ

**Location:** Land 140M West Of 7 Montrave Home Farm Montrave Kennoway Fife

**Applicant:** June MacGeachy Old Bakehouse Kirk Park Road Elie Scotland KY9 1DG

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

**Application Permitted - no conditions**

123 **Application No:** 23/02585/FULL

**Date Decision Issued:** 16/11/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** 34 Toll Court Lundin Links Leven Fife KY8 6HH

**Applicant:** Mr & Mrs C Furness 34 Toll Court Lundin Links Fife Scotland KY8 6HH

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

124 **Application No:** 23/02233/FULL

**Date Decision Issued:** 22/11/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** 45 Scoonie Drive Leven Fife KY8 4SN

**Applicant:** Mr Stevie Taylor 45 Scoonie Drive Leven Fife KY8 4SN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



125Application No: 23/02632/ADV

Date Decision Issued: 22/11/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Advertisement consent for installation of new fascia signs, hoarding signs, lanterns and floodlights

**Location:** Den Inn Scoonie Road Leven Fife KY8 4SD

**Applicant:** STAR PUBS AND BARS 3-4 3-4 BROADWAY PLACE 3-4 BROADWAY PLACE, SOUTH GYLE BROADWAY EDINBURGH United Kingdom EH12 9JZ

**Agent:** VICTORIA JACKSON SR SIGNS S R Signs Ltd 12 Wortley Moor Lane Trading Estate LEEDS United Kingdom LS12 4HX

**Application Permitted - no conditions**

126 **Application No:** 23/01690/FULL

**Date Decision Issued:** 01/11/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use from care home (Class 8) to a house (Class 9)

**Location:** 33 Plantation Street Lochgelly Fife KY5 9LP

**Applicant:** Mr & Mrs Stuart Kinnear 33 Plantation Street Lochgelly Fife KY5 9LP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

127 **Application No:** 23/02451/FULL

**Date Decision Issued:** 06/11/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Formation of replacement access stair, platform and railings to rear of flat

**Location:** 67 Main Street Bowhill Cardenden Lochgelly Fife KY5 0NA

**Applicant:** Mr Craig Wright 73 Main Street Cardenden KY5 0NA

**Agent:** Robin Manson 8 Panmure Place Kirkcaldy KY2 6JY

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of two dwellinghouses (Class 9) and associated development, including formation of vehicular accesses  
**Location:** 70 Launcherhead Road Lochgelly Fife KY5 9EQ  
**Applicant:** Mr David Farrell 163 South Street Lochgelly Scotland KY5 9BG  
**Agent:** Kyle Schiavone 67 Bowhouse Drive Kirkcaldy United Kingdom KY1 1SB

**Application Permitted with Conditions**

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

1. BEFORE THE FIRST OCCUPATION OF EACH OF THE HOUSES HEREBY APPROVED, visibility splays 2m x 25m serving said house shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access serving said house and the public road, in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G Transportation Development Guidelines. These visibility splays shall be retained for the lifetime of the development hereby approved.
2. BEFORE THE FIRST OCCUPATION OF EACH OF THE HOUSES HEREBY APPROVED, two off-street parking shall have been provided in accordance with the current Fife Council Making Fife's Places Supplementary Guidance Appendix G Transportation Development Guidelines and as per the layout shown in drawing no. PR-03. These parking spaces shall be retained for the lifetime of the development.
3. BEFORE THE FIRST OCCUPATION OF ANY OF THE HOUSES HEREBY APPROVED; confirmation that the approved SuDS has been constructed in line with current best practice shall have been submitted to the planning authority. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
4. The SuDS and drainage infrastructure approved pursuant to the conditions of this planning permission shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational BEFORE THE FIRST OCCUPATION OF ANY OF THE HOUSES HEREBY APPROVED, unless otherwise agreed in writing by the planning authority, and shall thereafter be retained and maintained for the lifetime of the development hereby approved.
5. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
6. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, and notwithstanding the submitted details, the means of treatment and disposal of foul and surface water from the development, including such information as required in terms of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements v 2.1 (2022), shall have been submitted to and approved in writing by the planning authority, where necessary by express grant of planning permission.
7. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

8. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 3. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not

previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all 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.

9. 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.

10. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED; a) a scheme of intrusive investigations shall have been carried out on site to establish the risks posed to the development by past coal mining activity; and b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall have been submitted to the planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

11. BEFORE THE FIRST OCCUPATION OF EACH OF THE HOUSES HEREBY APPROVED, its respective vehicular crossing of the footway shall have been constructed in its entirety in accordance with the current Fife Council Making Fife's Places Appendix G Transportation Development Guidelines.
12. BEFORE THE FIRST OCCUPATION OF ANY OF THE HOUSES HEREBY APPROVED, a dwarf wall with a maximum height of 550 millimetres above the adjoining public footway level shall have been provided to the rear of street lighting column no. 6 at the location shown in drawing no. PR-03 and a new street nameplate fixed to the front of that wall to the west of that lighting column.
13. BEFORE THE FIRST OCCUPATION OF EACH OF THE HOUSES HEREBY APPROVED, its respective access driveway shall have been constructed at a gradient not exceeding 1 in 10 (10%) with appropriate vertical curves to ensure adequate ground clearance for vehicles. These access driveways/parking spaces shall be a minimum length of 5.5 metres measured from the rear of the public footway.

**Reason(s):**

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

3. To ensure the approved SuDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
4. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
5. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
6. To ensure proper control over the development, in the interests of managing the risks of managing flood risk.
7. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
8. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
9. To ensure all contamination within the site is dealt with.
10. In the interests of protecting people from safety hazards.
11. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
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 ensure the provision of an adequate design layout and construction.

129 **Application No:** 23/02820/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 32 Station Road Lochgelly Fife KY5 9QW

**Applicant:** Mr Brian Kinch 32 Station Road Lochgelly KY5 9QW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

130 **Application No:** 23/02690/FULL

**Date Decision Issued:** 20/11/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 6 Paul Street Lochgelly Fife KY5 9QE

**Applicant:** Mr J McGavin 6 Paul Street Lochgelly KY5 9QE

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



131 **Application No:** 23/02508/FULL

**Date Decision Issued:** 21/11/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 46 Paul Street Lochgelly Fife KY5 9AL

**Applicant:** Mr Chris Craig 46 Paul Street Lochgelly KY5 9AL

**Agent:** David Christie 4 Dunnikier Road Kirkcaldy KY1 2RN

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of dwellinghouse (Class 9) and associated development (demolition of existing buildings) (part-retrospective)  
**Location:** 120 Auchterderran Road Lochgelly Fife KY5 9DJ  
**Applicant:** Mr James McPhee 1 Block 10 Glenfield Industrial estate Cowdenbeath uk ky4 9ht  
**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

**Application Permitted with Conditions**

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

1. NO DEVELOPMENT SHALL RECOMMENCE ON SITE AND THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED until a suitable updated Phase II Intrusive Investigation Report has been submitted to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, NO DEVELOPMENT SHALL RECOMMENCE ON SITE AND THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED until a suitable Remedial Action Statement has been submitted to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

2. THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED before remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to Condition 1 above. 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 two working days. Unless otherwise agreed in writing by the 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 have been submitted to the planning authority.

Unless otherwise agreed in writing by 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 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 planning authority.

3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED prior to the grant of this 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 two working days.

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

4. BEFORE THE RECOMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED (EXCLUDING DEMOLITION) AND BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a scheme of intrusive investigations shall have been carried out on site to establish the risks posed to the development by past coal mining activity. Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
5. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the development hereby approved shall have been submitted to and approved in writing by the planning authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
6. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, confirmation that the surface water management infrastructure shown and described in the accompanying details has been constructed in line with current best practice shall have been submitted to and approved by the planning authority. The required confirmation shall be in the form of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
7. THE DWELLINGHOUSE HEREBY APPROVED SHALL NOT BE OCCUPIED BEFORE the surface water management infrastructure shown and described in the accompanying details has been completed in its entirety and made fully operational in service of the development hereby approved. The development hereby approved shall continue to be fully served by this infrastructure throughout the lifetime of the development hereby approved.
8. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a two metre wide footway and its ancillary vehicular crossing shall have been provided along the entirety of the Auchterderran Road frontage of the site, in accordance with the current Fife Council Making Fife's Places Appendix G Transportation Development Guidelines.
9. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the access driveway shall have been constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
10. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, 2m x 43m visibility splays shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G Transportation Development Guidelines. These visibility splays shall be retained for the lifetime of the development.
11. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the site three off-street parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G Transportation Development Guidelines and as per the layout shown in the approved drawings. These parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In order to ensure that the site is safe and stable for the development hereby approved.
5. In order to ensure that the site is safe and stable for the development hereby approved.
6. To ensure surface water is effectively managed.
7. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
8. In the interests of road safety; to ensure the provision of an adequate design layout and construction.

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

133 **Application No:** 23/01525/LBC

**Date Decision Issued:** 01/11/2023

**Ward:** Rosyth

**Proposal:** Listed Building Consent for installation of replacement windows to first floor front and side elevations of dwellinghouse

**Location:** 6 Dunfermline Road Limekilns Dunfermline Fife KY11 3JS

**Applicant:** Mr & Mrs Noel McKenna 6 Dunfermline Road Limekilns KY11 3JS

**Agent:** Terri Welsh 14 Bruce Terrace Cambusbarron Stirling FK7 9PD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

134 **Application No:** 23/02998/ADV

**Date Decision Issued:** 03/11/2023

**Ward:** Rosyth

**Proposal:** Display of one non-illuminated fascia sign

**Location:** Unit D 99 Backmarch Road Rosyth Dunfermline Fife KY11 2RP

**Applicant:** Co-op Funeralcare 1 Angel Square Manchester United Kingdom M60 0AG

**Agent:** Anthony Gray Redforrest House Queens Court North Earlsway, Team Valley  
Gateshead United Kingdom NE11 0BP

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Rosyth  
**Proposal:** Change of use of land to allow siting of 4 holiday accommodation units and associated works  
**Location:** The Inn At Charlestown Main Road Charlestown Dunfermline Fife KY11 3EE  
**Applicant:** Mr Steven Campbell Elms Cottage Snowdon Place Lane Stirling Stirlingshire FK7 9JW

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of any of the holiday accommodation units, there shall be provided within the curtilage of the site a total of 36 off-street parking spaces (including 2 accessible parking spaces), for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 02. The parking spaces shall be retained and available for use for the lifetime of the development.
3. Prior to the first occupation of any of the holiday accommodation units, there shall be provided within the curtilage of the site 5 covered, safe and secure cycle parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 02. The cycle parking spaces shall be retained and available for use for the lifetime of the development.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. PRIOR TO WORKS COMMENCING ON SITE, the tree protection measures as detailed in Section 5 of the approved method statement (Document 9) shall be completed. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure all contamination within the site is dealt with.
5. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.

136 **Application No:** 23/02535/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** Rosyth

**Proposal:** Change of use of flatted dwelling (Sui Generis) to form HMO (4 Persons) including external alterations

**Location:** Upper Flat 20 Hilton Road Rosyth Dunfermline Fife KY11 2BA

**Applicant:** Mrs Jill Graham 34 Millhill Street Dunfermline uk ky12 7hz

**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



**Ward:** St. Andrews

**Proposal:** Single storey rear extension, alterations including dormer to front of dwellinghouse, replacement doors and windows, new and altered chimneys, rooflights, installation of solar panels, air source heat pump and painting of the dwellinghouse

**Location:** Garden Cottage 3 Thistle Lane St Andrews Fife KY16 9EL

**Applicant:** Mr & Mrs Muir Garden Cottage 3 Thistle Lane St Andrews Scotland KY16 9EL

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment relating to the air source heat pump 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.
3. FOR THE AVOIDANCE OF DOUBT, the flue on the proposed rear extension shall be no higher than that shown on approved drawing 11A.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding the residential amenity of the owners and the neighbouring properties.
3. In the interests of safeguarding the setting and residential amenity of adjoining and nearby properties, including an adjacent Category B listed building located west of the site, and nearby residents.

138 **Application No:** 23/02984/CLP

**Date Decision Issued:** 01/11/2023

**Ward:** St. Andrews

**Proposal:** Certificate of Lawfulness - Proposed for replacement domestic garage

**Location:** 45 Lawmill Gardens St Andrews Fife KY16 8QS

**Applicant:** Mrs Judy Osborne 45 Lawmill Gardens St Andrews UK KY16 8QS

**Agent:** Geoff MacLean 17 Flat 6 Orchard Brae Gardens EDINBURGH United Kingdom EH4 2HQ

**Application Permitted - no conditions**

139 **Application No:** 23/03010/CLP

**Date Decision Issued:** 01/11/2023

**Ward:** St. Andrews

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

**Location:** 6 Morton Crescent St Andrews Fife KY16 8RA

**Applicant:** Mr David Edgar 6 Morton Crescent St Andrews Fife KY16 8RA

**Agent:**

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Single storey extension to rear of dwellinghouse, installation of solar panels, installation of windows and doors, formation of access ramp to rear and side of dwellinghouse, and installation of air source heat pump  
**Location:** 1 Albany Place St Andrews Fife KY16 9HH  
**Applicant:** Mr & Mrs Ian & Sheila Buntin 1 Albany Place St Andrews Scotland KY16 9HH  
**Agent:** Nicoll Russell 111 King Street Broughty Ferry Dundee Scotland DD5 1EL

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the external wall render shall have a smooth wet dash finish unless otherwise agreed in writing with this Planning Authority BEFORE WORKS COMMENCE ON SITE.
3. BEFORE ANY WORKS START ON SITE, sample panels of the sandstone walling and render shall be prepared in advance for inspection on site for prior approval in writing by this Planning Authority.

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

4. A traditional mortar mix shall be used on all natural stone work and shall consist of lime and aggregate (no cement).
5. FOR THE AVOIDANCE OF DOUBT, the solar panels and all fixtures and framing hereby approved shall be matt black in colour ( solar panels are not to have a visible pattern) and shall be set out as per the approved drawings 10A, 12A and 19A unless otherwise agreed in writing with this Planning Authority BEFORE WORKS COMMENCE ON SITE.
6. FOR THE AVOIDANCE OF DOUBT, the timber sash and case windows hereby approved shall open as traditional sliding sash and case.
7. The total noise from all plant, machinery or equipment relating to the air source heat pump 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.

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

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external finishing materials do not detract from the character and appearance of the St. Andrews Conservation Area , within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed external finishing materials do not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
4. In the interests of visual amenity; to ensure that the proposed external finishing materials do not detract from the character and appearance of the St. Andrews Conservation Area , within which the site is located.
5. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area , within which the site is located.
6. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
7. In the interests of safeguarding the residential amenity of the owners and the neighbouring properties.

141 **Application No:** 23/02440/FULL

**Date Decision Issued:** 07/11/2023

**Ward:** St. Andrews

**Proposal:** Change of use from flatted dwelling to short term let

**Location:** 4C Alexandra Place Market Street St Andrews Fife KY16 9XD

**Applicant:** Ms Laura Henderson Alexandra Place 4C Alexandra Place Market Street St Andrews United Kingdom KY16 9XD

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Single storey extension with associated solar panels to front and side of dwellinghouse, formation of hardstanding, installation of EV charging point and air source heat pump and formation of bike store and bin store  
**Location:** 44 Lade Braes St Andrews Fife KY16 9DA  
**Applicant:** Ms Juliet MacAulay Freeland Ceres Fife KY15 5LW  
**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE WORKS COMMENCE ON SITE, full specification details for the green copper effect metal cladding shall be submitted for prior approval in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
3. 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 relevant noise sensitive property, with windows open for ventilation."

AND

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

4. FOR THE AVOIDANCE OF DOUBT, the vehicular/pedestrian opening hereby approved shall be no wider than 3.5 metres and the gate shall have a height no higher than the existing boundary wall.
5. FOR THE AVOIDANCE OF DOUBT, the alteration and repair of the front boundary wall to form the new vehicular/pedestrian access shall use natural stone from the existing boundary wall down takings and lime mortar pointing (no cement) all to match the existing boundary wall details.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the external finishing materials do not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
3. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from the air source heat pump.
4. In the interests of visual amenity, to limit the extent of wall down takings and to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
5. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

**Ward:** St. Andrews

**Proposal:** Installation of air source heat pumps associated with Block D of application reference 21/03585/ARC (N6) (Approval of Matters Specified in Conditions of consent 18/00280/EIA)

**Location:** Land To West Of Andrew Melville Hall North Haugh St Andrews Fife

**Applicant:** Headon S1 St Andrews West Limited / STAW LLP Kinness House 35 Largo Road St Andrews United Kingdom KY16 8NJ

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

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

**Reason(s):**

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

144 **Application No:** 23/02564/ARC

**Date Decision Issued:** 08/11/2023

**Ward:** St. Andrews

**Proposal:** Installation of cycle storage and air source heat pumps associated with Fishers Block A and B of application reference 21/03585/ARC (N6) (Approval of Matters Specified in Conditions of consent 18/00280/EIA)

**Location:** Land To West Of Andrew Melville Hall North Haugh St Andrews Fife

**Applicant:** David Wardrop Kinness House 35 Largo Road St Andrews United Kingdom KY16 8NJ

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

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

**Reason(s):**

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



145 **Application No:** 22/00848/NMV1

**Date Decision Issued:** 09/11/2023

**Ward:** St. Andrews

**Proposal:** Erection of 4 No dwellinghouses, formation of access, hardstanding and associated infrastructure (Demolition of existing building) (Non-Material Variation to amend position and heights of proposals, window removed and 4 new windows added, metal balustrade swapped for glass and reconstituted stone material swapped for dressed ashlar stone to 22/00848/FULL)

**Location:** Fairways The Links St Andrews Fife KY16 9JB

**Applicant:** Athole Reid And Gillian Asplin Fairways The Links St Andrews United Kingdom KY16 9JB

**Agent:** Sean Douglas 40 Constitution Street Edinburgh EH6 6RS

**Application Permitted - no conditions**

146 **Application No:** 23/01568/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** St. Andrews

**Proposal:** Change of use from protected open space to garden ground (retrospective)

**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. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. No trees located within the extended garden ground area hereby approved 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to 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.

147 **Application No:** 23/02707/LBC

**Date Decision Issued:** 10/11/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for the installation of replacement roof tiles and structural repairs to roof and internal alterations

**Location:** 12 North Street St Andrews Fife KY16 9PW

**Applicant:** St Andrews Preservation Trust 12 North Street St Andrews Scotland KY16 9PW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

148 **Application No:** 23/02709/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement roof tiles and structural repairs to roof

**Location:** 12 North Street St Andrews Fife KY16 9PW

**Applicant:** St Andrews Preservation Trust 12 North Street St Andrews Scotland KY16 9PW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

149 **Application No:** 23/02699/FULL

**Date Decision Issued:** 15/11/2023

**Ward:** St. Andrews

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

**Location:** 31 Mount Melville Crescent Strathkinness St Andrews Fife KY16 9XS

**Applicant:** Mr Derek Duff 31 Mount Melville Crescent Strathkinness St Andrews Fife KY16 9XS

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

150 **Application No:** 23/02703/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** St. Andrews

**Proposal:** Erection of domestic outbuilding

**Location:** 6 East Grange Steadings Grange Road St Andrews Fife KY16 8LL

**Applicant:** Mr & Mrs John & Ann Neilson 6 East Grange Steadings Grange Road St Andrews Fife KY16 8LL

**Agent:** Steve Battrick 2-8 clashburn way bridgend industrial estate kinross scotland KY13 8GA

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDNCE OF DOUBT, the garden outbuilding hereby approved shall be externally finished to closely match that shown on approved drawing 04 unless otherwise agreed in writing with this Planning Authority.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

151 **Application No:** 23/03128/CLP

**Date Decision Issued:** 17/11/2023

**Ward:** St. Andrews

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

**Location:** Balnakeil 31A Strathkinness High Road St Andrews Fife KY16 9UA

**Applicant:** Mr Iain Donald 31A Strathkinnes High Road St Andrews Fife KY16 9UA

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

**Application Permitted - no conditions**

152 **Application No:** 23/02763/FULL

**Date Decision Issued:** 21/11/2023

**Ward:** St. Andrews

**Proposal:** Change of use from flatted dwelling/short-term let to short-term let

**Location:** 15 Howard Place St Andrews Fife KY16 9HL

**Applicant:** Ms Mooi Kok Looi 15 Howard Place St Andrews Scotland KY16 9HL

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

**Reason(s):**

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



153 **Application No:** 21/00979/NMV1

**Date Decision Issued:** 22/11/2023

**Ward:** St. Andrews

**Proposal:** Alterations to dwellinghouse including pitch roof over existing, formation of bay window and alterations to existing garage including formation of bay window (Non Material Variation to amend roof over garage (front half of garage) from pitched to flat, increase in height of garage window (south elevation) to full height, replace existing brick wall to garage (south elevation) with stone to match existing to 21/00979/FULL)

**Location:** 1 The Pleasance Strathkinness St Andrews Fife KY16 9SD

**Applicant:** Ms R Maitland 1 The Pleasance Strathkinness Fife KY16 9SD

**Agent:** StudioEAST Chartered Architects Frances Strachan-Friar Suite 2/5 King James VI Business Centre Friarton Rd Perth PH2 8DY

**Application Permitted - no conditions**

154 **Application No:** 23/02712/FULL

**Date Decision Issued:** 22/11/2023

**Ward:** St. Andrews

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

**Location:** 21 Kinkell Terrace St Andrews Fife KY16 8DS

**Applicant:** Mr and Mrs Gabe Docherty 132 Brackenbrae Ave Bishopbriggs Glasgow Scotland G64 2DY

**Agent:** Simon Hunter Torwest Torthorwald Dumfries Scotland DG1 3PR

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no glazed openings shall be formed on the north elevation of the rear extension hereby approved without the express consent of this Planning Authority.

**Reason(s):**

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

155 **Application No:** 23/02416/ADV

**Date Decision Issued:** 30/10/2023

**Ward:** Tay Bridgehead

**Proposal:** Display of 3 No. non-illuminated vinyl signs

**Location:** Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU

**Applicant:** St Andrews Brewers Ltd Eden Mill Distribution Centre 40 Colliery St Glasgow  
Scotland G32 8SP

**Agent:** Bharghav Somarouthu 130 Cubie Street Glasgow United Kingdom G40 2AF

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

**Proposal:** Change of use from book shop (Class 1A) to dwellinghouse (Class 9) and installation of rooflights and external alterations (remove existing porch extension)

**Location:** 3 St Marys Lane Newport On Tay Fife DD6 8AH

**Applicant:** Mr Sean Farran 1 St. Mary's Lane Newport on Tay Fife DD6 8AH

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwelling the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a bound material (not concrete slabs).
3. 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. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
3. 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. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

157 **Application No:** 23/02560/ADV

**Date Decision Issued:** 08/11/2023

**Ward:** Tay Bridgehead

**Proposal:** Display of 1 No. non-illuminated fascia sign and 1 No. non-illuminated projecting sign

**Location:** 18 High Street Newport On Tay Fife DD6 8AD

**Applicant:** Mashed Neep Ltd 41 Dundee Road West Broughty Ferry Dundee United Kingdom DD5 1NB

**Agent:** Jon Frullani 140 Perth Road Dundee DD1 4JW

**Application Permitted - no conditions**

158 **Application No:** 23/01067/NMV1

**Date Decision Issued:** 09/11/2023

**Ward:** Tay Bridgehead

**Proposal:** Extension to rear of dwellinghouse (Non Material Variation for partial change in cladding to extension from render board to vertical tiles and slight change to the location of the front door to improve access to 23/01067/FULL)

**Location:** 3 Crawford Avenue Gauldry Newport On Tay Fife DD6 8SG

**Applicant:** Mr David Cole St. Marys Farmhouse St. Marys Farm Cupar United Kingdom KY15 4NF

**Agent:**

**Application Permitted - no conditions**

159 **Application No:** 23/02435/FULL

**Date Decision Issued:** 09/11/2023

**Ward:** Tay Bridgehead

**Proposal:** Installation of replacement roofing materials to existing garage and rear extension and installation of replacement windows and doors to garage

**Location:** 96 Tay Street Newport On Tay Fife DD6 8AS

**Applicant:** Mr Andrew Tibbs 96 Tay Street Newport On Tay Fife DD6 8AS

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

160 **Application No:** 23/02526/FULL

**Date Decision Issued:** 09/11/2023

**Ward:** Tay Bridgehead

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

**Location:** 2 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr & Mrs P Wilkins 2 Tay Street Newport-on-Tay UK DD6 8AG

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The natural slate to the extension roof hereby approved shall closely match the natural slate, including colour, of the existing building.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the Newport on Tay Conservation Area, within which the site is located.



161 **Application No:** 23/02530/FULL

**Date Decision Issued:** 16/11/2023

**Ward:** Tay Bridgehead

**Proposal:** Single storey extension to dwellinghouse

**Location:** 6 Pitlethie Steading Pitlethie Road Leuchars St Andrews Fife KY16 0EJ

**Applicant:** Ms Charlotte Jagger 6 Pitlethie Steading Leuchars Scotland KY16 0EJ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

162 **Application No:** 23/02658/FULL

**Date Decision Issued:** 16/11/2023

**Ward:** Tay Bridgehead

**Proposal:** Dormer extension and formation of balcony to side of dwellinghouse

**Location:** El Catalan Kirkton Of Balmerino Newport On Tay Fife DD6 8SA

**Applicant:** Ms Pip Redwin El Catalan Kirkton Of Balmerino Newport-on-Tay DD6 8SA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Tay Bridgehead  
**Proposal:** Change of use of shop (Class 1A) to cafe (Class 3)  
**Location:** 55 Castle Street Tayport Fife DD6 9AA  
**Applicant:** Mr Garry Bruce 55 Castle Street Tayport Fife DD6 9AA  
**Agent:** Mr Archie Wilson 128 Glamis Road Dundee DD2 2EU

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods (unless otherwise agreed in writing with this Planning Authority) where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.
3. The hours of operation of the development hereby approved shall be restricted to between 08:00 and 17:00 Monday to Sunday, unless otherwise agreed in writing with Fife Council

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting amenity.
3. In order to protect the amenity of adjoining and nearby residents.

164 **Application No:** 23/02258/LBC

**Date Decision Issued:** 02/11/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** Old Inn 6 Main Street Carnock Dunfermline Fife KY12 9JQ

**Applicant:** Belhaven Pubs Atrium House 6 Back Walk Stirling FK8 2QA

**Agent:** Gillian Glachan 108 St. Clair Street Kirkcaldy KY1 2BD

**Application Permitted - no conditions**

165 **Application No:** 23/02669/FULL

**Date Decision Issued:** 02/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of replacement windows

**Location:** Old Inn 6 Main Street Carnock Dunfermline Fife KY12 9JQ

**Applicant:** Belhaven Pubs Atrium House 6 Back Walk Stirling Scotland FK8 2QA

**Agent:** Gillian Glachan 108 St. Clair Street Kirkcaldy United Kingdom KY1 2BD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

166 **Application No:** 23/02729/FULL

**Date Decision Issued:** 10/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Single storey extension to rear and formation of decking

**Location:** 39 Woodhead Street High Valleyfield Dunfermline Fife KY12 8SH

**Applicant:** Mr James Watt 39 Woodhead Street High Valletfield Fife United Kingdom  
KY12 8SH

**Agent:** John Allan 41 Fitzallan Place Wester Inch West Lothian United Kingdom EH48  
2UN

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

167 **Application No:** 20/01222/NMV1

**Date Decision Issued:** 17/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use from outbuilding to dwellinghouse (Class 9) and external alterations including single storey extension to front, two storey extension to side, alterations to roof pitch, erection of garage and formation of hardstanding (Non-material variation to 20/01222/FULL for omission of stand alone garage and extensions to steading building and erection of garden room and store)

**Location:** Meldrumsmill Dunfermline Fife KY12 0RZ

**Applicant:** Robert Adams Meldrumsmill Dunfermline Fife KY12 0RZ

**Agent:**

**Planning Permission Required**

168 **Application No:** 22/03137/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of rooflights, window and external doors

**Location:** Witchentree Cottage Back Causeway Culross Dunfermline Fife KY12 8JF

**Applicant:** Mrs Amanda Mackay Witchentree Cottage Back Causeway Culross  
Dunfermline Fife KY12 8JF

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved French doors shall be constructed in white painted timber frames unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.



169 **Application No:** 22/03138/LBC

**Date Decision Issued:** 17/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed building consent for installation of rooflights, window, external doors and internal alterations

**Location:** Witchentree Cottage Back Causeway Culross Dunfermline Fife KY12 8JF

**Applicant:** Mrs Amanda Mackay Witchentree Cottage Back Causeway Culross Dunfermline Fife KY12 8JF

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved French doors shall be constructed in white painted timber frames unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

170 **Application No:** 23/02765/FULL

**Date Decision Issued:** 17/11/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Removal of wall to form new shared driveway

**Location:** 17 Main Street Newmills Dunfermline Fife KY12 8SS

**Applicant:** Dr Patricia Lang 17 Main Street Newmills Scotland KY12 8SS

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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