



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

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

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

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

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

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's 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 Balfargie 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.