



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 5/16/2022 - 6/12/2022

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

1 **Application No:** 22/00934/ADV **Date Decision Issued:** 19/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Display of non-illuminated fascia signage

Location: 13 Sandwell Street Buckhaven Leven Fife KY8 1BY

Applicant: Mr Sanwar Hussian 315 High Street Cowdenbeath Scotland KY4 9QJ

Agent: Stuart Hannah 9 Bonaly Brae Edinburgh United Kingdom EH13 0QF

Application Permitted - no conditions

2 **Application No:** 22/00049/FULL **Date Decision Issued:** 20/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of roller shutter and alterations to shopfront

Location: 165 - 167 Methil Brae Methil Leven Fife KY8 3LT

Applicant: Mr Kuldip Purewal K&K Fish Bar 165-167 Methil Brae Methil United Kingdom
KY8 3LT

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

Application Permitted - no conditions

3 **Application No:** 22/00746/CLP **Date Decision Issued:** 24/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use from bank (Class 2) to shop (Class 1)

Location: 13 Sandwell Street Buckhaven Leven Fife KY8 1BY

Applicant: Mr Sanwar Hussain 315-317 High Street Cowdenbeath Scotland KY4 9QJ

Agent: Stuart Hannah 9 Bonaly Brae Edinburgh United Kingdom EH13 0QF

Application Permitted - no conditions

4 **Application No:** 22/01020/FULL **Date Decision Issued:** 27/05/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Change of use from 2 no. dwellinghouses (Class 9) to shop (Class 1) and associated works

Location: Cottages 1 And 3 Wellsgreen Farm Standing Stane Road Kirkcaldy Leven Fife KY8 5RU

Applicant: Mr Stewart Whiteford Wellsgreen Farm Standing Stane Road Windygates Leven Scotland KY8 5RU

Agent: Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The visibility splay of 4.5m x 210m to the north and south at the junction access with the A915 classified public road will be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the Transportation Development Guidelines.
2. Prior to the first operations of the proposed shop and café, there shall be provided within the curtilage of the site, 13 No. off street parking spaces, as shown on Drawing No. 21/35/100 in accordance with the current Fife Council Parking Standards. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off-street parking.
3. Prior to the first operations of the proposed shop and café, there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to the operation of the proposed shop, there shall be provided within the curtilage of the site, cycle parking facilities to accommodate a minimum of 5 No. Cycles as shown in Drawing No. 21/35/100.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in forward gear.
4. In the interest of promoting sustainable modes of transport.

5 **Application No:** 22/01117/FULL **Date Decision Issued:** 07/06/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 11 Ivy Grove Methilhill Leven Fife KY8 2ED

Applicant: Mr & Mrs N McKeen 11 Ivy Grove Methilhill Scotland KY8 2ED

Agent: Cheryl Kelly Registered Office Gardeners Street Dunfermline Scotland KY12 0RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

6 **Application No:** 22/01190/FULL **Date Decision Issued:** 07/06/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Alterations to widen the access to existing driveway

Location: 42 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

Applicant: Mrs Fiona Biggar 42 Main Street West Wemyss United Kingdom KY14SW

Agent:

Application Permitted - no conditions

7 **Application No:** 22/00389/FULL **Date Decision Issued:** 16/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Two storey extension to side of dwellinghouse

Location: 2 Allardice Crescent Kirkcaldy Fife KY2 5TY

Applicant: Ms Emma McLean 2 Allardice Crescent Kirkcaldy Fife KY2 5TY

Agent:

Application Permitted - no conditions

8 **Application No:** 22/00534/FULL **Date Decision Issued:** 16/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey porch extension and formation of bay window to front of dwellinghouse

Location: 1 Oxcars Avenue Burntisland Fife KY3 0AY

Applicant: Mr James Watson 1 Oxcars Avenue Burntisland Fife KY3 0AY

Agent: George Gibson Wunsun 3A Manse Lane Burntisland Scotland KY3 0BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

9 **Application No:** 22/01101/CLP **Date Decision Issued:** 18/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of lawfulness (proposed) for removal of existing chimney stack

Location: 10 And 12 Broomhill Avenue Burntisland Fife KY3 0BW

Applicant: Ms and Ms Georgina and Elizabeth Gill and Fowler 12 Broomhill Avenue
Burntisland Fife KY3 0BW

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

Application Permitted - no conditions

10 **Application No:** 22/01217/CLP **Date Decision Issued:** 18/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 48 Fordell Gardens Kirkcaldy Fife KY2 5TL

Applicant: Mr And Mrs Paul And Sarah MacPherson 48 Fordell Gardens Kirkcaldy Fife KY2 5TL

Agent: Martin Lamden 19 North Overgate Kinghorn Burntisland Fife KY3 9XJ

Application Permitted - no conditions

11 **Application No:** 22/00616/FULL **Date Decision Issued:** 20/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 30 Balmoral Drive Kirkcaldy Fife KY2 5QT

Applicant: Mr Barry Anderson 30 Balmoral Drive Kirkcaldy UK KY2 5QT

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

Application Permitted - no conditions

12 **Application No:** 21/00912/FULL **Date Decision Issued:** 27/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of door and formation of raised deck to rear of flatted dwelling

Location: 7 Orchard Terrace Kinghorn Fife KY3 9XU

Applicant: Mrs H. McGuire 7 Orchard Terrace Kinghorn Fife KY3 9XU

Agent:

Application Permitted - no conditions

13 **Application No:** 22/00428/FULL **Date Decision Issued:** 27/05/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of boundary fence to form separation between existing yards

Location: Old Curing Shed Lammerlaws Road Burntisland Fife KY3 9BS

Applicant: Calypso Marine Old Curing Shed Lammerlaws Road Burntisland Scotland KY3 9BS

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

Application Permitted - no conditions

14 **Application No:** 22/01236/FULL **Date Decision Issued:** 07/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of detached single domestic garage

Location: Orchard Cottage 5 Kirkcaldy Road Kinghorn Burntisland Fife KY3 9YP

Applicant: Mr Stewart McIntosh Orchard Cottage 5 Kirkcaldy Road Kinghorn Scotland
KY3 9YP

Agent: Michael McGovern MONTCLAIR BRUCE TERRACE KINGHORN SCOTLAND
KY3 9TH

Application Permitted - no conditions

15 **Application No:** 22/01256/CLP

Date Decision Issued: 07/06/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of Lawfulness (Proposed) for alterations to detached garage to form ancillary accommodation

Location: 2 Dunvegan Avenue Kirkcaldy Fife KY2 5SG

Applicant: Mr S Linton 2 Dunvegan Avenue Kirkcaldy United Kingdom KY2 5SG

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

Application Permitted - no conditions

Ward: Cowdenbeath**Proposal:** Change of use from public open space to private garden ground and erection of boundary fence and gate**Location:** 78 Seafar Drive Kelty Fife KY4 0JX**Applicant:** Mrs Karen Cunningham 78 Seafar Drive Kelty Fife KY4 0JX**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. THE PRIVATE GARDEN AREA HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE UNTIL any remedial action required 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 2 working days. Unless otherwise agreed in writing with 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 be submitted by the developer to the planning authority.

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

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

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

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

4. In preparing for and erecting the fence hereby approved: no mechanical excavation or use of mechanical plant; storage of materials, plant or equipment; or movement of plant or vehicles; shall take place within 1 metre of any tree outwith the site.
5. In preparing for and erecting the fence hereby approved, no tree routes over 25mm in diameter shall be cut.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. To safeguard trees In the interests of the visual amenity of the area.
5. To safeguard trees In the interests of the visual amenity of the area.

Ward: Cowdenbeath

Proposal: Change of use from public open space to private garden ground and erection of boundary fence
Land Adjacent to 58 Seafar Drive Kelty

Location: 58 Seafar Drive Kelty UK KY4 0JX

Applicant: Mr Andrew Kelly 58 Seafar Drive Kelty UK KY4 0JX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the details of the fencing shown in the approved drawings, the fencing hereby approved shall match that approved as part of planning permission 21/00376/FULL (Change of use from treebelt/vegetation to private garden ground and erection of fencing to side of dwellinghouse (part retrospect) at 60 Seafar Drive, Kelty, Fife) in terms of its design and finish.
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 the interests of visual amenity.
2. To ensure all contamination within the site is dealt with.

18 **Application No:** 22/00986/FULL

Date Decision Issued: 20/05/2022

Ward: Cowdenbeath

Proposal: Single storey extension to side of dwellinghouse

Location: 48 Greenbank Drive Cowdenbeath Fife KY4 9RP

Applicant: Miss Avril Halliday 48 Greenbank Drive Cowdenbeath Fife KY4 9RP

Agent:

Application Permitted - no conditions

19 **Application No:** 21/03040/FULL **Date Decision Issued:** 27/05/2022

Ward: Cowdenbeath

Proposal: Single storey extension to rear of flatted dwelling

Location: 31 Clentry Crescent Kelty Fife KY4 0LG

Applicant: Ms Grace McDougal 31 Clentry Crescent Kelty Fife KY4 0LG

Agent: Alan Stables Ludgate 35A Ludgate Alloa Scotland FK10 1DS

Application Permitted - no conditions

20 **Application No:** 21/02906/FULL

Date Decision Issued: 07/06/2022

Ward: Cowdenbeath

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

Location: 45 Foulford Road Cowdenbeath Fife KY4 9AS

Applicant: Mr Stuart Duthie 45 Foulford Road Cowdenbeath Fife KY4 9AS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE ELEVATED DECK AREA HEREBY APPROVED IS USED, the timber screen as shown on the approved plans shall be installed in accordance with the approved plans and shall be maintained as such throughout the lifetime of the deck.

Reason(s):

1. In the interests of protecting residential amenity - privacy.

21 **Application No:** 22/00787/FULL **Date Decision Issued:** 07/06/2022

Ward: Cowdenbeath

Proposal: Single storey extension to side of dwellinghouse

Location: Chattan Cottage Main Street Crossgates Cowdenbeath Fife KY4 8DF

Applicant: Mr & Mrs C Campbell Chattan Cottage The Taft Main Street Crossgates
United Kingdom KY4 8DF

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

Application Permitted - no conditions

22 **Application No:** 22/00862/FULL

Date Decision Issued: 07/06/2022

Ward: Cowdenbeath

Proposal: Alterations and extension to dwellinghouse

Location: 51 Baxter Road Crossgates Fife KY4 8AG

Applicant: Mr Graeme Wheatley 51 Baxter Road Crossgates Scotland KY4 8AG

Agent: Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

Application Permitted - no conditions

23 **Application No:** 22/00210/FULL

Date Decision Issued: 16/05/2022

Ward: Cupar

Proposal: Replacement of shop frontage

Location: 69 Bonnygate Cupar Fife KY15 4BY

Applicant: Dino Pizza 69-71 Bonnygate Cupar Fife United Kingdom KY15 4BY

Agent: Khrum Syed Saffronhall Studios 2 Saffronhall Lane Hamilton United Kingdom ML3 6LS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement fascia shall be traditionally constructed in timber.
2. FOR THE AVOIDANCE OF DOUBT, the shopfront and fascia shall be painted a matt or satin (not gloss) colour to RAL 7015 as per approved drawing 03A unless otherwise agreed in writing by this planning BEFORE WORKS COMMENCE ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure the proposed material finish does not detract from the character and appearance of the Cupar Conservation Area, within which the site is located.
2. In the interests of visual amenity; to ensure the proposed colour finish does not detract from the character and appearance of the Cupar Conservation Area, within which the site is located.

24 **Application No:** 22/00889/FULL

Date Decision Issued: 17/05/2022

Ward: Cupar

Proposal: Porch extension to front of dwellinghouse

Location: 6 Moorfields Gardens Springfield Cupar Fife KY15 5SH

Applicant: Mrs Claire McCafferty 6 Moorfields Gardens Springfield Cupar Fife KY15 5SH

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

Application Permitted - no conditions

25 **Application No:** 21/03083/FULL

Date Decision Issued: 20/05/2022

Ward: Cupar

Proposal: Change of use from stables to form ancillary dwellinghouse

Location: Hillside House Moor Road Ceres Cupar Fife KY15 5LR

Applicant: Mr Gai Blyth Hillside House Moor Road Ceres Cupar Fife KY15 5LR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

26 **Application No:** 22/01032/FULL

Date Decision Issued: 20/05/2022

Ward: Cupar

Proposal: Change of use from day care facility (Class 10) to flatted dwelling (Class 9) and installation of replacement windows

Location: 100A Bonnygate Cupar Fife KY15 4LF

Applicant: Mrs G Finlayson 4 West Acres St Andrews Fife KY16 9UD

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

Application Permitted - no conditions

27 **Application No:** 21/03863/FULL

Date Decision Issued: 25/05/2022

Ward: Cupar

Proposal: Change of use from office (Class 2) to 2 no. flatted dwellings and external alterations including installation of rooflights and formation of windows and doors

Location: 15 Front Lebanon Cupar Fife KY15 4EA

Applicant: Mr Ross Ward 45 Deykin Road Lichfield UK WS13 6PS

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

Application Permitted - no conditions

28 **Application No:** 22/00172/FULL

Date Decision Issued: 01/06/2022

Ward: Cupar

Proposal: Erection of holiday lodge

Location: Cullercoats House Cupar Muir Cupar Fife KY15 5RN

Applicant: Mr & Ms William & Kirsty Russell Cullarcotes House Cupar Road Cupar Muir
Cupar Scotland KY15 5RN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first occupation/use of the proposed holiday lodge, there shall be 1 No. off street parking space provided within the curtilage of the site. The parking space shall remain in perpetuity for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure that adequate off street parking is provided.

29 **Application No:** 22/00403/FULL

Date Decision Issued: 01/06/2022

Ward: Cupar

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

Location: 20 Watts Gardens Cupar Fife KY15 4UG

Applicant: Mr & Mrs S. Hulme 20 Watts Gardens CUPAR U.K. KY15 4UG

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

Application Permitted - no conditions

30 **Application No:** 22/00512/CLP

Date Decision Issued: 02/06/2022

Ward: Cupar

Proposal: Certificate of Lawfulness (proposed) for the use of woodland area to hold airsoft games (Class 11)

Location: Cairngreen Cupar Fife

Applicant: Mr Oliver Gage-Walker 18 Forrest Street Clarkston Airdrie UK ML6 7BD

Agent:

Application Permitted - no conditions

Ward: Cupar**Proposal:** Erection of holiday accommodation and associated manager's house and office, parking and landscaping works**Location:** Balass Lodge Cupar Fife KY15 5SX**Applicant:** Mr Dougal Williams Balass Lodge Balass By Cupar Fife UK KY15 5SX**Agent:** Mark Walker 276B Blackness Road Dundee UK DD2 1RZ**Application Refused****Reason(s):**

1. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a manager's accommodation in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of FIFEplan.
2. In the interests of visual amenity; consequent upon the above reason, the unjustified isolated rural location of the proposed development would fail to protect the overall landscape and environmental quality of the area, all contrary to Policies 1: Development Principles, Policy 7: Development in the Countryside, Policy 8: Homes in the Countryside, Policy 10: Amenity and Policy 13: Natural Environment and Access of the Adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).
3. In the interests of securing adequate road safety levels. Transportation Development Management have a policy against the formation of new vehicular accesses or the increase in use of existing vehicular accesses and junctions on unrestricted distributor roads that are outwith established built up areas. From a transportation point of view, a built-up area is defined as the area within a 30 or 40mph speed limit. The reason for this policy is that such accesses introduce, or increase, traffic turning manoeuvres that conflict with through traffic movements and so increase the probability of crashes occurring, to the detriment of road safety; Visibility Splays of at least 6.0m x 210m are required in directions, left and right at the access from the proposed access track onto the adjacent public road. The visibility achievable is unacceptably obstructed for vehicles leaving the site by permanent features which are outwith the control of the applicant. Any intensification of vehicular movements over this access would be detrimental to the safety and convenience of all road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).
4. In the interests of providing appropriate drainage and flooding information and measures. The applicant has failed to provide a Stage 1 flood risk assessment and the relevant drainage information required for this development, contrary to Policies 1 and 12 of the Adopted FIFEplan (2017).

32 **Application No:** 22/00409/FULL **Date Decision Issued:** 07/06/2022

Ward: Cupar

Proposal: Single storey extensions to side and rear of dwellinghouse

Location: 30 Millfield Cupar Fife KY15 5UU

Applicant: Mrs Katie Pentland 30 Millfield Cupar Fife KY15 5UU

Agent: Ross Boyter 44 Golf Street Ladybank Scotland KY15 7NT

Application Permitted - no conditions

Ward: Cupar

Proposal: Erection of reverse vending machine unit

Location: Aldi Stores Ltd South Road Cupar Fife KY15 5JF

Applicant: Aldi Stores Ltd Aldi Stores Ltd Pottishaw Road Bathgate UK EH48 2FB

Agent: Avison Young (UK) Ltd . 40 Torphichen Street Edinburgh UK EH3 8JB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

34 **Application No:** 22/00664/FULL **Date Decision Issued:** 10/06/2022

Ward: Cupar

Proposal: Replacement roof covering to existing porch extension

Location: Dairsie Manse Manse Road Cupar Fife KY15 4RS

Applicant: Mr & Mrs Logan Dairsie Manse Manse Road Dairsie Cupar Scotland KY15 4RS

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

35 **Application No:** 22/00665/LBC

Date Decision Issued: 10/06/2022

Ward: Cupar

Proposal: Listed building consent for replacement roof covering to existing porch extension

Location: Dairsie Manse Manse Road Cupar Fife KY15 4RS

Applicant: Mr & Mrs Logan Dairsie Manse Manse Road Dairsie Cupar Scotland KY15 4RS

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

36 **Application No:** 22/00859/FULL **Date Decision Issued:** 10/06/2022

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: 100 Hogarth Drive Cupar Fife KY15 5YU

Applicant: Mr & Mrs Wilson 100 Hogarth Drive Cupar Fife KY15 5YU

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

Application Permitted - no conditions

37 **Application No:** 22/00845/FULL

Date Decision Issued: 16/05/2022

Ward: Dunfermline Central

Proposal: Erection of single storey extension to rear (removal of existing)

Location: 15 Strathmore Drive Dunfermline Fife KY12 7LP

Applicant: Miss Claire Corrieri 15 Strathmore Drive Dunfermline Fife KY12 7LP

Agent:

Application Permitted - no conditions

38 **Application No:** 22/00502/FULL **Date Decision Issued:** 17/05/2022

Ward: Dunfermline Central

Proposal: Installation of dormer extension to rear of dwellinghouse

Location: 129 Brucefield Avenue Dunfermline Fife KY11 4SU

Applicant: Mr Tom Mitchell 129 Brucefield Avenue Dunfermline Scotland KY11 4SU

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

39 **Application No:** 22/00923/FULL

Date Decision Issued: 19/05/2022

Ward: Dunfermline Central

Proposal: External alterations including new cladding

Location: Queensferry View Pitreavie Way Pitreavie Business Park Dunfermline Fife

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

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

Application Permitted - no conditions

40 **Application No:** 22/00997/FULL

Date Decision Issued: 19/05/2022

Ward: Dunfermline Central

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

Location: 19 Scotland Drive Dunfermline Fife KY12 7SY

Applicant: Mrs Victoria Nutt 19 Scotland Drive Dunfermline Fife KY12 7SY

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted - no conditions

41 **Application No:** 22/00184/FULL **Date Decision Issued:** 20/05/2022

Ward: Dunfermline Central

Proposal: Formation of raised decking and privacy screen to rear

Location: 11 Bannoch Brae Dunfermline Fife KY12 7YF

Applicant: Mr Andy Smith 11 Bannoch Brae Dunfermline Fife KY12 7YF

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

Application Permitted - no conditions

42 **Application No:** 22/00543/LBC

Date Decision Issued: 20/05/2022

Ward: Dunfermline Central

Proposal: Listed building consent for internal and external alterations including installation of door

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

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

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

Application Permitted - no conditions

43 **Application No:** 21/03332/FULL **Date Decision Issued:** 23/05/2022

Ward: Dunfermline Central

Proposal: Installation of dormer extension to rear of flatted dwelling

Location: First Floor Right 6 Brucefield Avenue Dunfermline Fife KY11 4SX

Applicant: Mr James Crochard 49 Barbour Grove Dunfermline uk ky12 9yb

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

Unconditional Approval/Approval HS

44 **Application No:** 21/03656/FULL **Date Decision Issued:** 23/05/2022

Ward: Dunfermline Central

Proposal: Single storey extension to side of dwellinghouse

Location: 45 Scotland Drive Dunfermline Fife KY12 7SY

Applicant: Mr J Mclean 45 Scotland Drive Dunfermline Fife KY12 7SY

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

Application Permitted - no conditions

45 **Application No:** 22/00006/FULL

Date Decision Issued: 26/05/2022

Ward: Dunfermline Central

Proposal: Formation of external staircase and installation of door to flatted dwelling

Location: 17 Carnegie Drive Dunfermline Fife KY12 7AN

Applicant: Mr Aldo Marcantonio 16 Corstorphine Bank Drive Edinburgh United Kingdom
EH12 8RS

Agent: Bruce Fairbairn 1a Broombank Birches Mid Calder Scotland EH53 0EA

Application Permitted - no conditions

46 **Application No:** 22/01332/CLP

Date Decision Issued: 26/05/2022

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for relocation of external doorway and installation of air vents

Location: 7 Abbeyview Crossford Dunfermline Fife KY12 8NX

Applicant: Mr James Malarky 7 Abbeyview Crossford Dunfermline Fife KY12 8NX

Agent: Angus Morrison 5 The Cairns Charlestown Dunfermline United Kingdom KY11 3EP

Application Permitted - no conditions

47 **Application No:** 22/00243/FULL

Date Decision Issued: 27/05/2022

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 10 Abbey Park Place Dunfermline Fife KY12 7NZ

Applicant: Miss Cian Bathgate 10 Abbey Park Place Dunfermline Fife KY12 7NZ

Agent:

Application Permitted - no conditions

Ward: Dunfermline Central
Proposal: Planning permission in principle for the erection of two dwellinghouses (Renewal of 18/00494/PPP)
Location: Nethertown Lodge West Nethertown Street Dunfermline Fife KY12 7PN
Applicant: Mr Danny Hunter 21 Hawthorn Bank Dunfermline Scotland KY12 0DY
Agent: Malcolm Smith Balclune 32 Clune Road Gowkhall Scotland KY12 9NZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Specified 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 more 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, walls and fences, off-street parking and the proposed bin storage location;
 - (c) A scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding. These submitted details should also include details of all proposed boundary treatments and the scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner. These details shall include the planting of trees to the south of the site which shall provide sufficient screening of the proposed development in relation to the surrounding Conservation Area. Details shall also be submitted regarding the future management and aftercare of the proposed landscaping and planting area.
 - (d) Detailed drawings illustrating the developments' compliance with Fife Council's Minimum Distance Between Window's Guidance and Fife Council's Planning Customer Guidelines on Daylight and Sunlight;
 - (e) Detailed plans, sections and elevations of all buildings proposed to be erected on the site including the colour and type of materials to be used externally on walls and roofs, together with details of the proposed method of drainage including a scheme detailing the sustainable drainage (SUDS) surface water treatment along with design/check calculations and design and check certificates (as contained within appendices 1 and 2 of Fife Council's SUDS - Design Criteria Guidance Note);
 - (f) A supporting statement illustrating the developments' compliance with Making Fife's Places - Planning Policy Guidance (2018) including reference and proposals relating to the design, layout, green network infrastructure and natural heritage and biodiversity enhancement;
 - (g) An arboricultural impact assessment report which shall include a tree survey of all adjacent trees and any necessary tree protection measures during the construction phase. The report shall also include a drawing at a scale of no more than 1:500 which demonstrates the proposed layout of the site along with the necessary root protection areas and falling distances as detailed in plan reference 02A.
2. The indicative drawings and layout plans accompanying the application are hereby not approved.
3. BEFORE EACH DWELLINGHOUSE IS OCCUPIED; off-street parking shall be provided within the curtilage of each plot, in accordance with the current Fife Council Parking Standards as contained within Fife Council's Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF EACH DWELLING; all access driveways shall be constructed at a gradient

not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

5. PRIOR TO THE OCCUPATION OF EACH DWELLING; there shall be provided within the curtilage of each plot a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained for the lifetime of the development.
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. 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. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. The details shown on the drawings submitted are not regarded as the best solution for the development of this site.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).

49 **Application No:** 22/00951/FULL

Date Decision Issued: 27/05/2022

Ward: Dunfermline Central

Proposal: Erection of partial replacement wall

Location: Gas Holder Station Grange Road Dunfermline Fife

Applicant: Scottish Gas Networks Dunfermline Depot Grange Road Dunfermline UK
KY12 7SG

Agent: Gavin McIntyre 1 Carmichael Place Edinburgh Scotland EH6 5PH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

1. To protect the character and setting of the listed building.
2. To ensure all contamination within the site is dealt with.

50 **Application No:** 22/00608/FULL

Date Decision Issued: 30/05/2022

Ward: Dunfermline Central

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

Location: 16 Woodmill Terrace Dunfermline Fife KY11 4SR

Applicant: Mr and Mrs Yasmin and Jason Piggott 16 Woodmill Terrace Dunfermline Fife KY11 4SR

Agent:

Application Permitted - no conditions

51 **Application No:** 21/03548/FULL

Date Decision Issued: 31/05/2022

Ward: Dunfermline Central

Proposal: Change of use of part of office building (Class 4) to storage (Class 6), installation of roller shutters and erection of fence and formation of hardstanding to allow siting of storage containers

Location: Fife Housing Association Ltd 7 Pitreavie Court Pitreavie Business Park Dunfermline Fife KY11 8UU

Applicant: Fife Housing Group 7 Pitreavie Court Dunfermline Scotland KY11 8UU

Agent: Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of remains any on the site.

52 **Application No:** 22/01096/FULL

Date Decision Issued: 31/05/2022

Ward: Dunfermline Central

Proposal: Change of use from public open space (Sui Generis) to community garden (Class 10) and associated works including erection of pergola, installation of gate, siting of storage containers, formation of paths and associated development

Location: Land For Community Garden Henryson Road Dunfermline Fife

Applicant: Fife Council Fife House North Street Glenrothes Fife KY75LT

Agent: Clare Hill County Buildings St Catherine Street Cupar Fife KY15 4TA

Application Permitted - no conditions

53 **Application No:** 22/00059/FULL

Date Decision Issued: 02/06/2022

Ward: Dunfermline Central

Proposal: Change of part of office (Class 2) to escape room game premises (Sui Generis) (retrospective)

Location: 85 New Row Dunfermline Fife KY12 7DZ

Applicant: Mr Keith Gemmell 85 New Row Dunfermline Fife KY12 7DZ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hours of operation of the use hereby approved shall be restricted to between 10.30am and 8pm, Monday to Sunday.

Reason(s):

1. In order to protect the amenity of adjoining and nearby residents.

54 **Application No:** 21/01186/FULL **Date Decision Issued:** 07/06/2022

Ward: Dunfermline Central

Proposal: First floor extension to rear of dwellinghouse

Location: 19 Garvock Terrace Dunfermline Fife KY12 7UP

Applicant: Mr JP Foster 19 Garvock Terrace Dunfermline Scotland KY12 7UP

Agent: Richard Teevan 3 Swallow Crescent Buckhaven Leven Scotland KY8 1HH

Application Permitted - no conditions

55 **Application No:** 21/02668/ADV

Date Decision Issued: 07/06/2022

Ward: Dunfermline Central

Proposal: Display of one internally illuminated fascia sign, two non-illuminated fascia signs, two projecting signs, one non illuminated menu sign and one non-illuminated window sign

Location: Currys Unit 5 Halbeath Retail Park Dunfermline Fife KY11 4LP

Applicant: Miss Adriana Radu Futurama LTD Wharfedale Road Bradford United Kingdom BD4 6SG

Agent:

Application Permitted - no conditions

56 **Application No:** 21/03340/FULL

Date Decision Issued: 07/06/2022

Ward: Dunfermline Central

Proposal: Installation of replacement windows to apartments 63, 69 & 72

Location: 63, 69 □ 72 Skibo Court Dunfermline Fife KY12 7EW

Applicant: Kingdom Housing Association Ltd Head Office Saltire Centre Pentland Court
Glenrothes Scotland KY6 2DA

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

Application Permitted - no conditions

57 **Application No:** 22/00369/FULL

Date Decision Issued: 07/06/2022

Ward: Dunfermline Central

Proposal: Single storey extension to rear of terraced dwelling

Location: 45 Woodmill Street Dunfermline Fife KY11 4JN

Applicant: Mr Jim Stewart 45 Woodmill Street Dunfermline Scotland KY11 4JN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed window on the east elevation serving the proposed extension shall be obscurely glazed for the lifetime of the development.

Reason(s):

1. In the interest of residential amenity; to mitigate the loss of privacy resulting from the proposed extension.

Ward: Dunfermline Central
Proposal: Erection of bakery shop (Class 1) with ancillary drive through facility, associated car parking and landscaping (Demolition of former hotel)
Location: Hotel Roma Main Street Halbeath Dunfermline Fife KY11 8EE
Applicant: Sonder Commercial Ltd Unit 21 Dunfermline Business Park Primrose Lane Rosyth United Kingdom KY11 2RN
Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

4. Prior to the commencement of construction operations on site, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
5. 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, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.

6. No sound reproduction or amplified equipment (including loudspeakers, etc) which is audible at the site boundary shall be installed or operated on the site without prior permission of the Local Planning Authority.
7. Before development commences, a scheme which indicates the measures to be taken for the control of any

glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the artificial lighting shall be operated in accordance with the approved scheme.

The scheme should include the following information:-

- 1) The proposed design level of maintained average horizontal illuminance for the site.
 - 2) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
 - 3) The proposals to minimise or eliminate glare from the use of the lighting installation.
 - 4) The proposed hours of operation of the lighting.
8. Prior to the commencement of development, two bat surveys should be carried out during the bat season (May to September) by a suitably qualified individual and shall be submitted to and approved in writing by the Planning Authority. Where bats, roosts or any other sign of bats are found on or near a development site, a species protection plan should be drawn up and approved in writing by the Planning Authority. Thereafter works shall be carried out in accordance with the approved bat surveys and species protection plan, where applicable.
9. Vegetation and building removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
5. In order to protect the amenity of nearby residents.
6. In order to protect the amenity of nearby residents.
7. In order to protect the amenity of nearby residents.
8. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.
9. In the interests of ecology, to minimise disruption within the bird breeding season.

59 **Application No:** 21/02693/ADV

Date Decision Issued: 10/06/2022

Ward: Dunfermline Central

Proposal: Display of four non-illuminated fascia signs, and one internally illuminated projecting sign

Location: 64 New Row Dunfermline Fife KY12 7EF

Applicant: Mr Simon Fletcher 33 Canmore Street Dunfermline Fife KY12 7NU

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

Application Permitted - no conditions

60 **Application No:** 22/00981/FULL

Date Decision Issued: 19/05/2022

Ward: Dunfermline North

Proposal: Alterations and extension to dwellinghouse

Location: The Bungalow Main Street Townhill Dunfermline Fife KY12 0HA

Applicant: Mr and Mrs Spencer Howard The Bungalow Main Street Townhill Dunfermline
Scotland KY12 0HA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

61 **Application No:** 22/01127/FULL **Date Decision Issued:** 20/05/2022

Ward: Dunfermline North

Proposal: Single storey extension and dormer extension to rear of dwellinghouse

Location: 57 Rose Street Dunfermline Fife KY12 0QT

Applicant: Mr Gary McCouat 57 Rose Street Dunfermline Scotland KY12 0QT

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

Application Permitted - no conditions

62 **Application No:** 21/03281/FULL

Date Decision Issued: 23/05/2022

Ward: Dunfermline North

Proposal: Erection of fences (part retrospective)

Location: 3 Moncur Street Townhill Dunfermline Fife KY12 0HW

Applicant: Mr Michael O'Brien 3 Moncur Street Townhill Dunfermline Fife KY12 0HW

Agent:

Unconditional Approval/Approval HS

63 **Application No:** 22/00885/FULL **Date Decision Issued:** 23/05/2022

Ward: Dunfermline North

Proposal: Single storey extension to side of dwellinghouse

Location: 10 Killochan Way Dunfermline Fife KY12 0XT

Applicant: Mr A Whyte 10 Killochan Way Dunfermline Fife KY12 0XT

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Withdrawn

64 **Application No:** 21/02348/FULL

Date Decision Issued: 27/05/2022

Ward: Dunfermline North

Proposal: External alterations, extension to rear of dwellinghouse and formation of raised platform

Location: 22 Eglington Drive Dunfermline Fife KY12 9YL

Applicant: Mr Ronald Pook 22 Eglington Drive Dunfermline KY12 9YL

Agent:

Application Permitted - no conditions

65 **Application No:** 22/00089/CLP

Date Decision Issued: 27/05/2022

Ward: Dunfermline North

Proposal: Certificate of lawfulness (proposed) for erection of switchgear housing

Location: Site At Townhill Power Station Loch Street Townhill Fife

Applicant: SP Energy Networks Bonnybridge Depot Falkirk Road Bonnybridge Scotland
FK4 1SN

Agent: Lorna Leighton Bonnybridge Depot Falkirk Road Bonnybridge Scotland FK4
1SN

Application Permitted - no conditions

66 **Application No:** 22/01265/FULL **Date Decision Issued:** 07/06/2022

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 2 Royal Scot Way Dunfermline Fife KY12 0PS

Applicant: Mr Andrew Watson 2 Royal Scot Way Dunfermline Scotland KY12 0PS

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted - no conditions

67 **Application No:** 22/00692/FULL

Date Decision Issued: 09/06/2022

Ward: Dunfermline North

Proposal: Porch extension to front of dwellinghouse

Location: 15 Watson Place Dunfermline Fife KY12 0DR

Applicant: Miss Darci Walls 15 Watson Place Dunfermline Fife KY12 0DR

Agent:

Application Permitted - no conditions

68 **Application No:** 22/01281/FULL **Date Decision Issued:** 09/06/2022

Ward: Dunfermline North

Proposal: Installation of replacement roof covering to existing conservatory extension

Location: 7 Venturefair Avenue Dunfermline Fife KY12 0PF

Applicant: Mr R Hodson 7 Venturefair Avenue Dunfermline United Kingdom KY12 0PF

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

Application Permitted - no conditions

69 **Application No:** 21/03409/FULL **Date Decision Issued:** 20/05/2022

Ward: Dunfermline South

Proposal: Erection of outbuilding to rear of dwellinghouse

Location: 18 Chapelfauld Green Dunfermline Fife KY11 4HG

Applicant: Mr Kriss O'Hanlon 18 Chapelfauld Green Dunfermline Fife KY11 4HG

Agent: Lee Donaldson 6 Vrackie Place Dunfermline United Kingdom KY11 8JD

Application Permitted - no conditions

70 **Application No:** 21/02984/FULL

Date Decision Issued: 27/05/2022

Ward: Dunfermline South

Proposal: Erection of domestic outbuilding (retrospective)

Location: 29 Mathieson Place Dunfermline Fife KY11 4XL

Applicant: Mr Stuart Wilson 29 Mathieson Place Dunfermline Fife KY11 4XL

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

Application Permitted - no conditions

71 **Application No:** 22/01041/FULL

Date Decision Issued: 27/05/2022

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse

Location: 15 Blackwood Green Dunfermline Fife KY11 8QG

Applicant: Mr Stuart MacDonald 15 Blackwood Green Dunfermline KY11 8QG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

72 **Application No:** 22/01565/CLP

Date Decision Issued: 31/05/2022

Ward: Dunfermline South

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

Location: 9 Caithness Drive Dunfermline Fife KY11 8GT

Applicant: Mr Barry Horne 9 Caithness Drive Dunfermline Fife KY11 8GT

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

73 **Application No:** 22/00408/FULL **Date Decision Issued:** 07/06/2022

Ward: Dunfermline South

Proposal: Erection of boundary fence

Location: 12 Eardley Crescent Dunfermline Fife KY11 8NE

Applicant: Mr J Stapp 12 Eardley Crescent Dunfermline Fife KY11 8NE

Agent: Bill Crawford 3 Ritchie Place Bo'ness Scotland EH51 9TU

Application Permitted - no conditions

74 **Application No:** 22/01572/CLP

Date Decision Issued: 07/06/2022

Ward: Dunfermline South

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

Location: 20 Aberdour Road Dunfermline Fife KY11 4PD

Applicant: Mrs Carly Edwards 20 Aberdour Road Dunfermline Fife KY11 4PD

Agent: Hazel Dickson 23 Reid Street Dunfermline Fife KY127EE

Application Permitted - no conditions

75 **Application No:** 22/01333/FULL **Date Decision Issued:** 09/06/2022

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse

Location: 36 Eardley Crescent Dunfermline Fife KY11 8NE

Applicant: Mr . Kane 36 Eardley Crescent Dunfermline Fife KY11 8NE

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

76 **Application No:** 22/00426/FULL **Date Decision Issued:** 16/05/2022

Ward: East Neuk And Landward

Proposal: Dormer extension to front of dwellinghouse

Location: Elder Brae 8 School Wynd Elie Leven Fife KY9 1DL

Applicant: Mrs Jill Beard Elder Brae 8 School Wynd Elie Leven Fife KY9 1DL

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

Application Permitted - no conditions

77 **Application No:** 22/00427/LBC

Date Decision Issued: 16/05/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for dormer extension to front of dwellinghouse

Location: Elder Brae 8 School Wynd Elie Leven Fife KY9 1DL

Applicant: Mrs Jill Beard Elder Brae 8 School Wynd Elie Leven Fife KY9 1DL

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

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Change of use for outdoor seating with the siting of post and rope barrier (removed in the evening)

Location: Ground Floor 61 High Street Crail Anstruther Fife KY10 3RA

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outdoor area hereby approved shall be cordoned off by a removable boundary enclosure. For the avoidance of doubt, the boundary enclosure shall have a depth of base not exceeding 20mm and shall otherwise comply with Roads Maintenance Policies and Standards.
2. When the outdoor seating area is in use there shall be a consistent gap of at least 2m between the whole of the boundary frontage and the roadside kerbing thus maintaining a 2m wide footway. The boundary enclosure must be maintained at all times at this set back distance.
3. For the lifetime of the development, the hours of operation of the outdoor seating area hereby approved, shall be restricted to between 09:00 and 21:00 Monday to Sunday. For the avoidance of doubt the outdoor seating area tables, chairs and moveable boundary enclosure shall be dismantled/removed from the site by 21:00 each day and shall not be set up and used again until 09:00 the following day unless otherwise agreed in writing with this Planning Authority.
4. For the lifetime of the development, no amplified music shall be permitted to be played or produced in the outdoor seating area.

Reason(s):

1. In the interest of pedestrian safety; to ensure that all tables and chairs are contained within the allocated space.
2. In the interest of pedestrian safety; to ensure the ease of passage and safety of pedestrians.
3. In the interests of residential amenity; to ensure neighbouring properties are not exposed to adverse noise levels during the evening and through the night.
4. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from music.

79 **Application No:** 22/00576/LBC

Date Decision Issued: 16/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for re-painting stonework, basecourse/crow step gables, window/door surrounds, doors, downpipes/gutters to dwellinghouse

Location: 29 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr John Witts 14 Kersley Street Battersea London United Kingdom SW11 4PT

Agent: Brian Thomson 64 Queens Street Edinburgh United Kingdom EH24NA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the timber frames of the windows shall be painted white to match existing and thereafter be permanently maintained as such.

Reason(s):

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

80 **Application No:** 22/00855/FULL

Date Decision Issued: 16/05/2022

Ward: East Neuk And Landward

Proposal: External alterations including re-painting stonework, basecourse, crow step gables, window/door surrounds, doors and downpipes/gutters to dwellinghouse

Location: 29 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr John Witts 14 Kersley Street Battersea London United Kingdom SW11 4PT

Agent: Brian Thomson 64 Queens Street Edinburgh United Kingdom EH24NA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the timber frames of the windows shall be painted white to match existing and thereafter be permanently maintained as such.

Reason(s):

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

81 **Application No:** 22/01309/CLP

Date Decision Issued: 16/05/2022

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for installation of rooflight, formation of window/door openings

Location: Wester House The Loan Anstruther Fife KY10 3HG

Applicant: Mr & Mrs Mitchell Wester House The Loan Anstruther UK KY10 3HG

Agent: Peter Miller Mitchell House 5 Mitchell Street Edinburgh United Kingdom EH6 7BG

Application Permitted - no conditions

82 **Application No:** 20/00961/NMV1

Date Decision Issued: 17/05/2022

Ward: East Neuk And Landward

Proposal: Formation of decking, garage and garden room with associated landscaping including formation of pond (Non-Material Variation to 20/00961/FULL for amendments including formation of new access, additional windows and door and erection of wall)

Location: Boarhills Church Kenly Boarhills St Andrews Fife KY16 8PP

Applicant: Mr Andrew Potter 1 Stanley Street Aberdeen UK AB10 6US

Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland Fife KY3 9HS

Application Permitted - no conditions

83 **Application No:** 22/00755/FULL **Date Decision Issued:** 17/05/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to side of dwellinghouse

Location: 1 Windmill Court Cellardyke Anstruther Fife KY10 3BT

Applicant: Mr & Mrs Philip 1 Windmill Court Cellardyke United Kingdom KY10 3BT

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

Application Permitted - no conditions

84 **Application No:** 21/03993/LBC **Date Decision Issued:** 18/05/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal and external alterations

Location: 13B West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr Derek Barron 48 Abbey Drive Jordanhill Scotland G14 9JX

Agent: Beatriz Torres 115 Katrine Crescent Kirkcaldy Scotland KY2 6RR

Application Permitted - no conditions

85 **Application No:** 21/03994/FULL

Date Decision Issued: 18/05/2022

Ward: East Neuk And Landward

Proposal: Change of use from nurseery (Class 10) to 3 No flatted dwellings (Sui Generis) and external alterations including installation of windows and installation of doors

Location: 13B West Green Crail Anstruther Fife KY10 3RD

Applicant: Mr Derek Barron 48 Abbey Drive Jordanhill Scotland G14 9JX

Agent: Beatriz Torres 115 Katrine Crescent Kirkcaldy Scotland KY2 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the first proposed flatted dwellinghouse, there shall be 3 No. off street parking spaces provided within the curtilage of the site as shown on Drawing No.2b in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to the occupation of the first proposed flatted 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 Fife Council as Planning Authority.
3. Prior to the occupation of the first proposed flatted dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.

Reason(s):

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

86 **Application No:** 22/00640/FULL **Date Decision Issued:** 18/05/2022

Ward: East Neuk And Landward

Proposal: Erection of first floor extension with associated raised deck, external staircase and balustrade to dwellinghouse

Location: 4 - 6 High Street Earlsferry Leven Fife KY9 1AG

Applicant: Mr & Mrs A & K Gordon The Rigging High Street Earlsferry UNITED KINGDOM KY9 1AG

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

Application Permitted - no conditions

87 **Application No:** 22/00641/LBC

Date Decision Issued: 18/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for erection of first floor extension with associated raised deck, external staircase and balustrade to dwellinghouse

Location: 4 - 6 High Street Earlsferry Leven Fife KY9 1AG

Applicant: Mr & Mrs A & K Gordon The Rigging High Street Earlsferry United Kingdom KY9 1AG

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY91AW

Application Permitted - no conditions

88 **Application No:** 22/00265/PPP

Date Decision Issued: 20/05/2022

Ward: East Neuk And Landward

Proposal: Planning permission in principle for the erection of dwellinghouse

Location: Blacklaws Cottage Pitkierie Anstruther Fife KY10 3JZ

Applicant: Mr Andrew Neil And Ms Chris Lusk Blacklaws Cottage Pitkierie Anstruther Fife KY10 3JZ

Agent: Svein Mjeldheim 11 Crescent Road Lundin Links Fife KY8 6AE

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unjustified sporadic residential development; the need for a new dwellinghouse at this location is not considered to be justified as the application site lies out with any defined settlement boundary and the proposal does not meet any of the criterion as set out in Policy 8 of the adopted FIFEplan Local Development Plan (2017). The applicant has failed to demonstrate amongst other policy criteria listed - the need to have a further residential unit on the basis of supporting an existing established rural business; nor is the site within a defined cluster of 5 houses or more; nor does the proposed dwelling involve the renovation of an existing substantially complete property; nor is it for a small-scale affordable housing development; nor is it significantly addressing an identified local housing shortfall; nor is it an eco-demonstration project of a scale defined in the related policy. The proposal is therefore contrary to Scottish Planning Policy (2014) and Policies 1, 2, 7 and 8 of the Adopted FIFEplan (2017).

89 **Application No:** 22/00537/FULL

Date Decision Issued: 20/05/2022

Ward: East Neuk And Landward

Proposal: Change of use from shop (Class 1) to hot food takeaway (Sui Generis) (restricted food stuffs)

Location: Ground Floor 10 Shore Street Anstruther Fife KY10 3EA

Applicant: Miss Rosalie Davidson The Shellfish Shack 10 Shore Street Anstruther Fife Scotland KY10 3EA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 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.

Reason(s):

1. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located above the application site.

90 **Application No:** 22/00954/FULL **Date Decision Issued:** 20/05/2022

Ward: East Neuk And Landward

Proposal: Extension to rear of building and installation of new fence and gate

Location: The Ship Inn The Toft Elie Leven Fife KY9 1DT

Applicant: Mr and Mrs Graham & Rachel Bucknall The Ship Inn The Toft Elie Leven Fife
KY9 1DT

Agent: Andrew Bayne Hill Of Morpie St Cyrus Aberdeenshire DD10 0AB

Application Permitted - no conditions

Ward: East Neuk And Landward**Proposal:** Approval of Matters Specified by Conditions of 21/01411/PPP for erection of a single dwellinghouse for agricultural occupation**Location:** Land 400M South Of Farmhouse Teuchats Farm Greenside Fife**Applicant:** Mr and Mrs John and Emma Lyle Cottage 2 Nether Pratis Leven Scotland KY8 5NN**Agent:** Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2 x 25m shall be provided to the left and to the right at the junction of the private vehicular crossing and the private access track and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of the proposed dwellinghouse, visibility splays of 3 m x 210m shall be provided to the East and to the West at the junction where the private access track meets with the C60 classified public road. These visibility splays shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the private access to the rear C60 classified public road shall be constructed in a bound material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
6. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

92 **Application No:** 22/00942/FULL **Date Decision Issued:** 24/05/2022

Ward: East Neuk And Landward

Proposal: Installation of ground mounted solar panels

Location: Bell Rock View Kingsmuir Dunino St Andrews Fife KY16 8LY

Applicant: Mr Mike Foote Bell Rock View Dunino Road St Andrews United Kingdom
KY15 7RQ

Agent: Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

Application Permitted - no conditions

93 **Application No:** 22/01153/FULL

Date Decision Issued: 24/05/2022

Ward: East Neuk And Landward

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

Location: 64 Skeith Road Cellardyke Anstruther Fife KY10 3FA

Applicant: Mr Colin Miller 37 Academy Place Bathgate United Kingdom EH48 1AS

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

Application Permitted - no conditions

94 **Application No:** 22/01174/FULL

Date Decision Issued: 24/05/2022

Ward: East Neuk And Landward

Proposal: Erection of dwellinghouse

Location: Pittarthis Farm Lochty Carnbee Anstruther Fife KY10 2RZ

Applicant: Mr & Mrs Partick and Carolyn Bowden-Smith Pittarthis Farm Lochty Carnbee Anstruther Scotland KY10 2RZ

Agent: Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to the occupation of the proposed dwellinghouse, the residential caravan(s) shall be removed from the site within one month of the dwellinghouse hereby approved being occupied, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the caravan(s) are not occupied and do not cause an increase of vehicular traffic over a substandard access onto a public classified road.

95 **Application No:** 21/03655/FULL

Date Decision Issued: 25/05/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and doors, repainting of front elevation and replacement sign

Location: 9 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Ms Sophie Latinis 9 High Street Pittenweem Anstruther Fife KY10 2LA

Agent:

Application Permitted - no conditions

96 **Application No:** 22/00760/LBC

Date Decision Issued: 25/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement doors and windows and external alterations

Location: 9 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Ms Sophie Latinis 9 High Street Pittenweem Anstruther Scotland KY10 2LA

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

Application Permitted - no conditions

97 **Application No:** 22/00761/ADV

Date Decision Issued: 25/05/2022

Ward: East Neuk And Landward

Proposal: Display of non-illuminated projecting sign

Location: 9 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Ms Sophie Latinis 9 High Street Pittenweem Anstruther Scotland KY10 2LA

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

Application Permitted - no conditions

98 **Application No:** 22/00865/FULL

Date Decision Issued: 26/05/2022

Ward: East Neuk And Landward

Proposal: Installation of gates, fence and glass balustrade to existing boundary wall to flatted property

Location: 2 St Regulus House Links Place Elie Leven Fife KY9 1EJ

Applicant: Mr Jestyn Davies 50 Malleny Millgate Balerno Edinburgh Scotland KY14 7AY

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

Application Permitted - no conditions

99 **Application No:** 22/00810/FULL

Date Decision Issued: 27/05/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to distillery building (Class 4)

Location: Tatlock & Thomson Ltd Tatlock House The Teuchats Greenside Leven Fife KY8 5PF

Applicant: Mr Harry Riffkin Teuchats House The Teuchats Leven UK KY8 5PF

Agent: John Blair 2b Bank Street Alloa United Kingdom FK10 1HP

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

100Application No: 22/00597/FULL

Date Decision Issued: 30/05/2022

Ward: East Neuk And Landward

Proposal: Formation of roof balcony to flatted dwelling

Location: 4 St Regulus House Links Place Elie Leven Fife KY9 1EJ

Applicant: Mr and Mrs Philip and Val Marsden St. Regulus House 4 Links Place Elie Leven Fife KY9 1AX

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

Application Permitted - no conditions

101 **Application No:** 22/00655/FULL

Date Decision Issued: 30/05/2022

Ward: East Neuk And Landward

Proposal: Installation of dormer extensions to front and rear of flatted dwelling

Location: 3 The Courtyard Ferry Road Earlsferry Leven Fife KY9 1AJ

Applicant: Mr and Mrs David and Ann Wybar 3 The Courtyard Ferry Road Earlsferry
Leven Fife KY9 1AJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Elie and Earlsferry Conservation Area.

102 **Application No:** 22/00656/FULL

Date Decision Issued: 30/05/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to rear of building

Location: 20 Rolland Street St Monans Anstruther Fife KY10 2BH

Applicant: Mr Niall Young 20 Rolland Street St Monans Anstruther Scotland KY10 2BH

Agent: James Culloch The Design Studio 147 Ferry Road Monifieth DUNDEE
Dundee United Kingdom DD5 4QA

Application Permitted - no conditions

103 **Application No:** 22/00801/LBC

Date Decision Issued: 30/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for external paintworks (works carried out) to dwellinghouse

Location: 5 St Andrews Road Crail Anstruther Fife KY10 3UQ

Applicant: Mr John Cowmeadow 5 St Andrew Road Crail Fife KY10 3UQ

Agent: Louise Gillen Glenburn 41 Gannochy Road Perth United Kingdom PH2 7JG

Application Permitted - no conditions

104 **Application No:** 22/00619/FULL

Date Decision Issued: 31/05/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: Lindsay House Barnyards Kilconquhar Leven Fife KY9 1LB

Applicant: Mr Gordon Campbell Lindsay House Barnyards Kilconquhar Leven Fife KY9 1LB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed windows hereby approved shall be finished externally in a white Ultimate Rose woodgrain UPVC finish upon installation and thereafter be maintained as such for the lifetime of the development. Astragals shall match the existing astragal detail with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Kilconquhar and Barnyards Conservation Area is maintained.

105 **Application No:** 22/00852/FULL

Date Decision Issued: 31/05/2022

Ward: East Neuk And Landward

Proposal: External alterations including the installation of a dormer extension and two rooflights to rear and re-roofing to rear of flatted property

Location: 24A East Green Anstruther Fife KY10 3AA

Applicant: Mr & Mrs Jorg & Marion Salzmann 24A East Green Anstruther Scotland KY10 3AA

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

Application Permitted - no conditions

106 **Application No:** 22/00853/LBC

Date Decision Issued: 31/05/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for the installation of a dormer extension and two rooflights to rear and re-roofing to rear of flatted property

Location: 24A East Green Anstruther Fife KY10 3AA

Applicant: Mr & Mrs Jorg & Marion Salzmann 24A East Green Anstruther Scotland KY10 3AA

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

Application Permitted - no conditions

107 **Application No:** 22/00699/FULL

Date Decision Issued: 07/06/2022

Ward: East Neuk And Landward

Proposal: External alterations including installation of rooflights, replacement door and windows

Location: Dinna Fash 9 Chapmans Place Elie Leven Fife KY9 1BT

Applicant: Mr Michael Houstoun Dinna Fash 9 Chapmans Place Elie Leven Fife KY9 1BT

Agent:

Application Permitted - no conditions

108 **Application No:** 22/00703/LBC

Date Decision Issued: 07/06/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations to dwellinghouse

Location: Dinna Fash 9 Chapmans Place Elie Leven Fife KY9 1BT

Applicant: Mr Michael Houstoun Dinna Fash 9 Chapmans Place Elie Leven Fife KY9 1BT

Agent:

Application Permitted - no conditions

109 **Application No:** 22/00771/LBC

Date Decision Issued: 07/06/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement windows to dwellinghouse

Location: 3 James Street Pittenweem Anstruther Fife KY10 2QN

Applicant: Mr & Mrs Julian & Susan Davis 3 James Street Pittenweem Anstruther Fife KY10 2QN

Agent:

Application Permitted - no conditions

110 **Application No:** 22/00772/FULL

Date Decision Issued: 07/06/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 3 James Street Pittenweem Anstruther Fife KY10 2QN

Applicant: Mr & Mrs Julian & Susan Davis 3 James |Street Pittenweem UK KY10 2QN

Agent:

Application Permitted - no conditions

111 **Application No:** 22/00802/FULL

Date Decision Issued: 07/06/2022

Ward: East Neuk And Landward

Proposal: Erection of replacement domestic garden room to dwellinghouse

Location: 19 West End St Monans Anstruther Fife KY10 2BX

Applicant: Ms Lynn Mann 19 West End St Monans Anstruther Fife KY10 2BX

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

Application Permitted - no conditions

112Application No: 22/00983/FULL

Date Decision Issued: 09/06/2022

Ward: East Neuk And Landward

Proposal: Installation of solar panels to roof of existing garage

Location: 20 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr Andrew Deans 20 Main Street Kilconquhar Leven Fife KY9 1LQ

Agent:

Application Permitted - no conditions

113 **Application No:** 22/00709/FULL

Date Decision Issued: 10/06/2022

Ward: East Neuk And Landward

Proposal: Dormer extension, installation of window and replacement door to dwellinghouse

Location: 13 Sahara Park Elie Leven Fife KY9 1BB

Applicant: Mr Michael Davies 13 Sahara Park Elie Fife KY9 1BB

Agent: Katherine Byers Unit 6&7 Brathens Eco-business Park Hill of brathens Banchory Aberdeenshire AB31 4BW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the new windows hereby approved shall match the existing windows in detailing, colour, finishes and style with no visible trickle vents.

Reason(s):

1. In the interests of visual amenity; to ensure that the finishing materials are appropriate to the character and appearance of the Elie and Earlsferry Conservation Area.

114 **Application No:** 22/00888/FULL

Date Decision Issued: 10/06/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and erection of pergola

Location: Aviemore Toll Road Cellardyke Anstruther Fife KY10 3BH

Applicant: Mr & Mrs R & L Watson Brown 41 Toll Road Cellardykes Anstruther Scotland
KY19 3BH

Agent: Andrew Bushell 199 Admiralty Road Rosyth Scotland KY11 2BW

Application Permitted - no conditions

115Application No: 22/00916/FULL

Date Decision Issued: 10/06/2022

Ward: East Neuk And Landward

Proposal: Two storey extension and dormer to rear, dormer extensions and formation of covered terrace to front of dwellinghouse

Location: 13 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr And Mrs Ralph Colaluca 13 St Adrians Place Anstruther Fife KY10 3DX

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

Application Permitted - no conditions

116 **Application No:** 22/01446/CLP

Date Decision Issued: 26/05/2022

Ward: Glenrothes Central And Thornton

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

Location: 42 Woodburn Road Glenrothes Fife KY7 5BA

Applicant: Mr And Mrs Mason 42 Woodburn Road Glenrothes Fife KY7 5BA

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

Application Permitted - no conditions

117 **Application No:** 22/00391/FULL

Date Decision Issued: 27/05/2022

Ward: Glenrothes Central And Thornton

Proposal: Installation of solar PV panels

Location: Units W And X Eastfield Industrial Estate Telford Road Glenrothes Fife KY7
4NX

Applicant: Mr Units W And X Eastfield Industrial Estate Telford Road Glenrothes Fife KY7
4NX

Agent: Ed Lennon Unit 2a Bess Park Road Tenant Industrial Estate Wadebridge
England PL27 6HB

Application Permitted - no conditions

118 **Application No:** 22/01232/CLP

Date Decision Issued: 16/05/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of Lawfulness (Proposed) for formation of sliding doors to rear and external flue to side of dwellinghouse

Location: 4 Grieve Court Glenrothes Fife KY7 6ZL

Applicant: Mr Richard Thomson 4 Grieve Court Glenrothes Fife KY7 6ZL

Agent:

Application Permitted - no conditions

119 **Application No:** 22/00875/CLE

Date Decision Issued: 30/05/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Ground levels of rear garden/lawn altered, and walling/steps built

Location: 11 Netherby Park Glenrothes Fife KY6 3PL

Applicant: Mr Gerry Latto 11 Netherby Park Glenrothes UK KY6 3PL

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

Application Refused

Reason(s):

1. The application is not considered lawful under Class 3D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, as it is sited more than 0.5m above ground level. Full planning permission is therefore required.

Ward: Glenrothes West And Kinglassie
Proposal: Erection of detached one and a half storey dwellinghouse
Location: Kinglassie Clinic 34 Main Street Kinglassie Lochgelly Fife KY5 0XA
Applicant: Mr Phil Gordon 312 Ritchie Park Johnstone Scotland PA5 8JN
Agent: Michael Paul Roy 10 Bowhill View Bowhill View Cardenden Scotland KY5 0NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; full details of the required surface water attenuation shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
2. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided within the curtilage of the site, as is shown on Drawing No. 01 Revision A in accordance with the current Fife Council Parking Standards. For the avoidance of any doubt, the two parking bays shown to the South of proposed dwellinghouse shall have a minimum dimensions of 3.2m wide by 5.0m long. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
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. FOR THE AVOIDANCE OF DOUBT, the residential unit erected on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the residential dwelling hereby approved shall not be used for Housing in Multiple Occupation.
6. FOR THE AVOIDANCE OF DOUBT, all proposed windows hereby approved shall comply with the specifications outlined in Table 4.1 for Exposure 1 windows as recommended within the Noise Impact Assessment submitted alongside this application.
7. BEFORE ANY WORK STARTS ON SITE, a sample of the render, slate and cladding proposed shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.

3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. To ensure all contamination within the site is dealt with.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
6. In the interest of amenity; to ensure the proposed windows meet the minimum sound reduction indices required.
7. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

121 **Application No:** 22/00903/FULL

Date Decision Issued: 01/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to rear of dwellinghouse

Location: 5 Inver Place Glenrothes Fife KY6 2AA

Applicant: Mr Jamie McKay 5 Inver Place Glenrothes Fife KY6 2AA

Agent:

Application Permitted - no conditions

122Application No: 22/00838/FULL

Date Decision Issued: 02/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from storage and distribution (Class 6) to dog day care facility (Sui Generis) and erection of associated fence

Location: Coors Tek Limited Southfield Industrial Estate 64 Cavendish Way Glenrothes Fife KY6 2SB

Applicant: Ms Emma Smith 3 Levenvalley Gdns Glenrothes KY7 6BX

Agent: Tommy Cochrane Unit 117 Eucal Business Centre Craigshill Road Livingston United Kingdom EH54 5DT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE FACILITY HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided within the site a total of 9 nos. off-street parking spaces in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of this development for the purposes of off-street parking.

Reason(s):

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

123 **Application No:** 22/00880/FULL

Date Decision Issued: 07/06/2022

Ward: Glenrothes West And Kinglassie

Proposal: Erection of domestic outbuilding

Location: 49 Braemar Gardens Glenrothes Fife KY6 2RF

Applicant: Mr William Anderson 49 Braemar Gardens Glenrothes Scotland KY6 2RF

Agent: Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

Application Permitted - no conditions

124 **Application No:** 22/00268/FULL

Date Decision Issued: 10/06/2022

Ward: Glenrothes West And Kinglassie

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

Location: 166 Muirfield Drive Glenrothes Fife KY6 2PX

Applicant: Mr Steven MacEwan 166 Muirfield Drive Glenrothes Fife KY6 2PX

Agent:

Application Permitted - no conditions

125 **Application No:** 22/00525/FULL

Date Decision Issued: 16/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Replacement door to rear

Location: 62 High Street Newburgh Cupar Fife KY14 6AQ

Applicant: Miss Sarah Laidlaw 62 High Street Newburgh Cupar Fife KY14 6AQ

Agent:

Application Permitted - no conditions

126 **Application No:** 22/01135/CLE

Date Decision Issued: 16/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of Lawfulness (Existing) for installation of French doors and window

Location: Braeside Cottage Ivy Walk Newton Of Falkland Cupar Fife KY15 7NQ

Applicant: Mr Rob Clark Braeside Cottage Ivy Walk Jubilee Crescent Newton of Falkland
United Kingdom KY15 7NQ

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of dwellinghouse
Location: Land To The Rear Of 7 Burnside Auchtermuchty Fife
Applicant: Mr Tom Gent 7 Burnside Auchtermuchty Scotland KY14 7AH
Agent: Sean Mitchell Abtel Building Pitreavie Drive Pitreavie Business Park
Dunfermline Scotland KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for the proposed dwellinghouse within the curtilage of the site. In addition, there shall be a minimum of 2 No. off street parking spaces provided within the curtilage of the site for the existing dwellinghouse, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces being provided for each of the dwellings shall be retained throughout the lifetime of the development for the purposes of off street parking.
2. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
3. Prior to the first occupation of the proposed dwellinghouse, the first three metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the first occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been further investigated and an additional Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

6. 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 work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

8. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
9. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
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 order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
9. To protect residential amenity

128Application No: 22/00614/FULL

Date Decision Issued: 17/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey (attic) extension to side of dwellinghouse and formation of raised platform to front and rear

Location: Thistle Cottage Easter Kilmany Kilmany Cupar Fife KY15 4PT

Applicant: Mrs Zoe Redshaw Thistle Cottage Easter Kilmany Kilmany Cupar Fife KY15 4PT

Agent: Douglas Carrie East Mirimar Marketgate South Crail Fife KY10 3TJ

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of domestic outbuilding
Location: The Smithy Old Town Gateside Cupar Fife KY14 7SY
Applicant: Mr & Mrs J Macnaughton The Smithy Old Town Gateside CUPAR Scotland KY14 7SY
Agent: Gary Mees 15 The Firs Dalgety Bay Dunfermline Scotland KY11 9UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

130 **Application No:** 22/00727/FULL

Date Decision Issued: 18/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of sun tunnel to rear of dwellinghouse

Location: Hollyburn West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr Daniel Kerr Hollyburn West Port Falkland Scotland KY15 7BW

Agent: Darren Beresford 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

131 **Application No:** 22/00735/LBC

Date Decision Issued: 18/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal alterations and installation of sun tunnel to rear of dwellinghouse

Location: Hollyburn West Port Falkland Cupar Fife KY15 7BW

Applicant: Mr Daniel Kerr Hollyburn West Port Falkland Fife KY15 7BW

Agent: Darren Beresford 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning Permission in Principle for erection of a dwellinghouse
Location: Birkhill House Birkhill Estate Balmerino Cupar Fife KY15 4QP
Applicant: Mr Harry Scrymgeour Birkhill House Cupar Cupar Scotland KY15 4QP
Agent: James Pask the Tanks Studio Reservoir Road Wormit Scotland DD6 8PB

Application Refused

Reason(s):

1. In the interests of visual amenity; consequent upon the above reason, the unjustified isolated rural location of the proposed development would fail to protect the overall landscape and environmental quality of the area, all contrary to Policies 1: Development Principles, Policy 7: Development in the Countryside, Policy 8: Homes in the Countryside, Policy 10: Amenity and Policy 13: Natural Environment and Access of the Adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).
2. In the interests of securing adequate road safety levels, the existing private unadopted access is very sub-standard in terms of width, alignment, construction, footway provision, and maintenance or drainage and is therefore unsuitable for serving further development of the type proposed. This would be detrimental to the safety and convenience of pedestrians and road users, Adequate sightlines to cater for the increase in vehicular trips over this access cannot be provided due to the visibility splay line going over land that is not within the control of the applicant and due to the layout and topography of the road. Any increase in vehicular traffic trips over this substandard access would be detrimental to the safety and convenience of all road users, Transportation Development Management have a policy against the formation of new access roads or intensification of existing accesses and junctions onto unrestricted roads that are out with established built-up areas. From a transportation point of view a built-up area is defined as the area within a 30 or 40mph speed limit. The reason for this policy is that such vehicular accesses introduce, or increase, traffic turning manoeuvres which conflict with through traffic movements and so increase the probability of accidents occurring, to the detriment of road safety. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).
3. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a dwellinghouse in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of FIFEplan.

Ward: Howe Of Fife And Tay Coast

Proposal: Approval of Matters Specified by Condition 1 of 21/00332/PPP for the erection of dwellinghouse, associated parking and landscaping works

Location: The Farmhouse Logie Farm Glenduckie Newburgh Cupar Fife KY14 6HL

Applicant: Mr G Hunter 7 Drum Gate Abernethy Scotland PH2 9SA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 3m x 210m to the North East and 3m x 210m to the South West shall be provided at the junction where the private access meets with the existing C46 Public Road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level.
2. Prior to the first occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces 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.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.in accordance with the current Fife Council Transportation Development Guidelines.
2. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.

134 **Application No:** 22/01149/OBL

Date Decision Issued: 25/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Discharge of Planning Obligation (10/02339/FULL)

Location: Downfield Farm Downfield Coaltown Of Burnturk Cupar Fife KY15 7TG

Applicant: Mr And Mrs R Prentice Downfield Farm Ladybank KY15 7TG Fife

Agent: Montgomery Forgan Associates Eden Park House Cupar Fife KY15 4HS

Application Permitted - no conditions

135 **Application No:** 21/03586/LBC

Date Decision Issued: 24/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal alterations to change from two flatted dwellings to one dwellinghouse

Location: 227 High Street Newburgh Cupar Fife KY14 6DY

Applicant: Mr Iain Simpson 225/227 227 High Street Newburgh Cupar United Kingdom KY14 6DY

Agent:

Application Permitted - no conditions

136 **Application No:** 21/00958/FULL

Date Decision Issued: 27/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of 2no. ground mounted solar panels

Location: Cash Wood Pillars Of Hercules Falkland Fife

Applicant: Mr Andrew Johnson Glengarry 26A Hepburn Gardens St. Andrews Fife KY16
9DE

Agent: Peter Caunt Sunnyside Studio Next to the Ponds Heriot Scotland EH38 5YE

Application Permitted - no conditions

137 **Application No:** 22/01064/LBC

Date Decision Issued: 31/05/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of door

Location: 99 High Street Newburgh Cupar Fife KY14 6DA

Applicant: Mrs Steve Jolly 8 8 The Den Letham FORFAR United Kingdom DD8 2PY

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Single storey extension to side of dwellinghouse
Location: Park House Kirk Wynd Strathmiglo Cupar Fife KY14 7QS
Applicant: Mr Mrs Moggach Park House Kirk Wynd Strathmiglo Cupar Fife KY14 7QS
Agent: Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

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.

139 **Application No:** 22/00887/FULL

Date Decision Issued: 01/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of hardstanding and decking, installation of replacement fence and gate and installation of new gate

Location: Carodean West Port Falkland Cupar Fife KY15 7BW

Applicant: Mrs Rachel Macpherson Carodean West Port Falkland Cupar Scotland KY15 7BW

Agent:

Application Permitted - no conditions

140 **Application No:** 22/00959/FULL

Date Decision Issued: 01/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of domestic outbuilding and erection of fence

Location: Waterside Balmbrae Falkland Cupar Fife KY15 7BS

Applicant: Mr John Smith Waterside Balmbrae Falkland Cupar Fife KY15 7BS

Agent: Alasdair Baird Castle Shotts Balmbrae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

141 **Application No:** 22/01426/APN

Date Decision Issued: 01/06/2022

Ward: Howe Of Fife And Tay Coast

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

Location: Chapel Home Farm Cupar Road Kettlebridge Cupar Fife KY15 7TU

Applicant: Mr D EMMS Chapel Home Farm Cupar Road Kettlebridge Cupar Fife KY15 7TU

Agent: Alistair Gowan Robinsons Broomhouses 2 Ind Est Glasgow Road Lockerbie Scotland DG11 2SD

Application Permitted - no conditions

142Application No: 22/01063/FULL

Date Decision Issued: 07/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows and installation of flue

Location: Weavers Hall Bank Close High Street Newburgh Cupar Fife KY14 6EG

Applicant: Mr James Ford Weavers Hall Bank Close High Street Newburgh Cupar Fife KY14 6EG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Newburgh Conservation Area.

143 **Application No:** 22/01116/LBC

Date Decision Issued: 07/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of solar roof panels

Location: Wellwood Kettle Road Ladybank Cupar Fife KY15 7PA

Applicant: Dr Robert Robertson Wellwood Kettle Road Ladybank uk ky15 7pa

Agent: andrew piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7
6HS

Application Permitted - no conditions

144Application No: 22/01131/FULL

Date Decision Issued: 07/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Porch extension to front of dwellinghouse

Location: 26 Bankwell Crescent Strathmiglo Cupar Fife KY14 7PY

Applicant: Mr David Campbell 26 Bankwell Crescent Strathmiglo Cupar Scotland KY14 7PY

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

Application Permitted - no conditions

145 **Application No:** 22/01223/LBC

Date Decision Issued: 07/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for replacement rear door

Location: 62 High Street Newburgh Cupar Fife KY14 6AQ

Applicant: Miss Sarah Laidlaw 62 High Street Newburgh Cupar Fife KY14 6AQ

Agent:

Application Permitted - no conditions

146 **Application No:** 22/00343/FULL

Date Decision Issued: 10/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations including single storey extension and formation of new access ramp

Location: Jubilee Hall Coaltown Of Burnturk Cupar Fife KY15 7TR

Applicant: Ms Alison Irvine Jubilee Hall Coaltown of Burnturk Cupar United Kingdom KY15 7TR

Agent: Alasdair Baird Castle Shotts Balmblae Falkland Cupar United Kingdom KY15 7BS

Application Permitted - no conditions

147 **Application No:** 22/00979/LBC

Date Decision Issued: 10/06/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement ATM machine

Location: Bank Of Scotland High Street Falkland Cupar Fife KY15 7BZ

Applicant: ISG Retail On Behalf Of Lloyds Banking Group 25 25 Gresham Street London
United Kingdom EC2V 7HN

Agent: Leah Purvis 3 Highwold Chipstead, Coulsdon Surrey England CR5 3LG

Application Permitted - no conditions

148 **Application No:** 22/00395/FULL

Date Decision Issued: 16/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey rear extension and formation of raised platform

Location: 9 The Haven Dalgety Bay Dunfermline Fife KY11 9YZ

Applicant: Mr Mike Morgan 9 The Haven Dalgety Bay Dunfermline Fife KY11 9YZ

Agent: john webster 20 THE FLOUR MILL EXCHANGE COURT DUNDEE
SCOTLAND DD1 3DE

Application Permitted - no conditions

149 **Application No:** 22/00548/FULL

Date Decision Issued: 16/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Porch erection to front of dwellinghouse

Location: 25 Inchcolm Drive North Queensferry Inverkeithing Fife KY11 1LD

Applicant: Mr & Mrs Thynne 25 Inchcolm Drive North Queensferry Inverkeithing Fife KY11 1LD

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

Application Permitted - no conditions

150 **Application No:** 21/03789/FULL

Date Decision Issued: 17/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of porch and decking to front of dwellinghouse

Location: 2 St Fillans Crescent Aberdour Burntisland Fife KY3 0XF

Applicant: Mrs Nicola Connolly 2 St Fillans Crescent Aberdour Burntisland Fife KY3 0XF

Agent:

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Single storey extension to rear of dwellinghouse.
Location: 8 The Spinneys Dalgety Bay Dunfermline Fife KY11 9SL
Applicant: Mr Sam Barton 8 The Spinneys Dalgety Bay Dunfermline Fife KY11 9SL
Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

152Application No: 22/01065/CLP

Date Decision Issued: 26/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for dormer extension to rear, alterations to window to form bi-fold doors

Location: 2 Barnhill Place Dalgety Bay Dunfermline Fife KY11 9LN

Applicant: Mr Stuart Miller 2 Barnhill Place Dalgety Bay UK KY11 9LN

Agent: Rosemary Parker 4 Sandport Place Edinburgh United Kingdom EH6 6EU

Application Permitted - no conditions

153 **Application No:** 22/01432/CLP

Date Decision Issued: 26/05/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 48 Wayfarers Place Dalgety Bay Dunfermline Fife KY11 9GF

Applicant: Mr Jeff Moutter 48 Wayfarers Place Dalgety Bay Scotland KY11 9GF

Agent: Niall Anderson Young 5 Queensferry Road Dunfermline Scotland KY11 3AX

Application Permitted - no conditions

154 **Application No:** 22/01498/CLP

Date Decision Issued: 26/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness - Proposed for conversion of integral garage to form habitable accommodation

Location: 35 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

Applicant: Mrs Heather Hayward 35 Collins Crescent Dalgety Bay Scotland KY11 9FG

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

Application Permitted - no conditions

155 **Application No:** 22/00938/FULL

Date Decision Issued: 27/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from dwellinghouse (Class 9) to staff base (Class 8)

Location: 50 Craigleith Avenue Inverkeithing Fife KY11 1FD

Applicant: Mr Bryan Livingston Boston View 11 Boston View Glenrothes Fife KY6 2RE

Agent:

Application Permitted - no conditions

156 **Application No:** 22/01015/FULL

Date Decision Issued: 27/05/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations to roof and dormer extension to dwellinghouse

Location: 45 Morlich Road Dalgety Bay Dunfermline Fife KY11 9UE

Applicant: Mr Mark Thomson 45 Morlich Road Dalgety Bay Fife KY11 9UE

Agent: Robin Manson 8 Panmure Place Kirkcaldy Fife KY2 6JY

Application Permitted - no conditions

157 **Application No:** 22/00726/FULL

Date Decision Issued: 02/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to front of dwellinghouse

Location: 29 Orrin Grove Dalgety Bay Dunfermline Fife KY11 9XE

Applicant: Mrs J McCulloch 29 Orrin Grove Dalgety Bay Dunfermline Fife KY11 9XE

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

Application Permitted - no conditions

158 **Application No:** 22/00884/FULL

Date Decision Issued: 07/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Lt Sales Avenue Dalgety Bay Dunfermline Fife KY11 9GB

Applicant: Mr & Mrs . Gourlay 3 Lt Sales Avenue Dalgety Bay uk ky11 9gb

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Change of use of redundant sawmill to form dwellinghouse (Class 9) including erection of two extensions and external alterations
Location: Croftgary Sawmill Cullaloe Aberdour Burntisland Fife KY3 0RN
Applicant: Mr KARI CLOUSTON CROFTGARY SAWMILL CULLALOE ABERDOUR UK KY3 0RN
Agent: NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In accordance with the recommendations detailed in Section 4 of the approved Ecology Constraints Survey dated May 2021 (Fife Council Reference 15) no vegetation clearance or building works shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority.
2. DURING THE CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, and in accordance with the recommendations detailed in Section 6 of the approved Bat Survey Report (Fife Council Reference 13), all site staff from the outset shall be made aware of the risk of finding bats and what to do if signs of bats are found. A minimum of one long-lasting bat roost box (e.g. Schwegler type) will be put on the building or on nearby trees prior to construction works commencing. If any signs of bats are found during site works, work in that area will cease to allow the bat to escape.
3. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall thereafter be retained for the lifetime of the development.
4. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

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

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

Reason(s):

1. In the interests of species protection.
2. In the interests of protecting any potential natural species within the site.
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 maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

160 **Application No:** 22/00457/FULL

Date Decision Issued: 09/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of canopy to industrial building

Location: Thistle House 8 St Davids Drive St Davids Business Park Dalgety Bay
Dunfermline Fife KY11 9PF

Applicant: KDM Shopfitting Ltd Thistle House 8 St Davids Drive St Davids Business Park
Dalgety Bay Dunfermline Fife KY11 9PF

Agent: Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United
Kingdom KY11 8UH

Application Permitted - no conditions

161 **Application No:** 22/00998/ADV

Date Decision Issued: 09/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of internally illuminated totem sign

Location: Woodside Garage 84 High Street Aberdour Burntisland Fife KY3 0SW

Applicant: Co-op 5th Floor 1 Angel Square Manchester United Kingdom M60 0AG

Agent: Jessica Richardson Astley Signs Redforrest House Queens Court North
Gateshead Tyne and Wear NE11 0BP

Application Permitted - no conditions

162 **Application No:** 22/01377/FULL

Date Decision Issued: 09/06/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: External alterations including installation of new doors and formation of balcony

Location: 58 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Applicant: Mrs Ashley Tait 58 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Agent: David Hall 42 Parklands Crescent Dalgety Bay Scotland KY11 9FN

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of residential care home with associated car parking, infrastructure and landscaping works (Section 42 application to amend condition 3 of 21/01361/FULL)

Location: 1 Harbour Way Dalgety Bay Dunfermline Fife KY11 9HH

Applicant: Morrison Community Care (Dalgety Bay) Propco Ltd Cambuslang Investment Park 1 Clydesmill Industrial Estate Glasgow Scotland G32 8NB

Agent: Matt Heaney 89 Minerva Street Glasgow Scotland G3 8LE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2. PRIOR TO THE OCCUPATION OF THE CARE HOME, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level at the junction of the site access with Harbour Way, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
3. Prior to the care home use commencing, there shall be provided within the curtilage of the site 23 car parking spaces; 1 drop-off point; and 10 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 4839-HML-ZZ-00-DR-A-10005. The parking spaces shall be retained for the lifetime of the development.
4. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
- 5.
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.

Reason(s):

1. To ensure nearby residents are not disturbed by noise from these premises.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.

3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.

Ward: Kirkcaldy Central
Proposal: Erection of community hub (Class 10) with link structure and associated reconfiguration of existing car parking arrangements
Location: Starks Park Pratt Street Kirkcaldy Fife KY1 1SA
Applicant: Starks Park Properties Limited Starks Park Pratt Street Kirkcaldy United Kingdom KY1 1SA
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Unless otherwise agreed in writing with the 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 Planning Authority.

Reason(s):

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

165 **Application No:** 22/01114/FULL

Date Decision Issued: 17/05/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear dwellinghouse

Location: 1A Montgomery Street Kirkcaldy Fife KY2 5LB

Applicant: Mr & Mrs Lindsey Blacklaws 1A Montgomery Street Kirkcaldy Scotland KY2 5LB

Agent: Neil Davidson 1A Montgomery Street Kirkcaldy Scotland KY2 5LB

Application Permitted - no conditions

166 **Application No:** 21/03061/FULL

Date Decision Issued: 19/05/2022

Ward: Kirkcaldy Central

Proposal: Change of use from Bed and Breakfast (Class 7) to Dwellinghouse (Class 9) including installation of boundary railing and gate and installation of door

Location: Lothrie Bed And Breakfast 1 Gow Crescent Kirkcaldy Fife KY1 1EY

Applicant: Mr Dayle Hadden 1 Gow Crescent Kirkcaldy UK KY1 1EY

Agent: Richard McWilliams 108 St Clair Street Kirkcaldy Scotland KY1 2BD

Application Permitted - no conditions

167 **Application No:** 22/00394/FULL

Date Decision Issued: 19/05/2022

Ward: Kirkcaldy Central

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

Location: 29 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mr Sean Paul Conroy 29 Townsend Place Kirkcaldy Fife KY1 1HB

Agent: Gaynor Ross 126 Clark Avenue Musselburgh United Kingdom EH21 7FE

Application Permitted - no conditions

Ward: Kirkcaldy Central
Proposal: Partial change of use from hotel (Class 7) to care home (Class 8) including external alterations
Location: Beveridge Park Hotel 6 Abbotshall Road Kirkcaldy Fife KY2 5PQ
Applicant: In House Care Group Ltd RDA Architects Seabraes House 18 Greenmarket Dundee United Kingdom DD1 1QB
Agent: RDA Architects Seabraes House Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the care home use commencing, there shall be provided within the curtilage of the site 39 communal 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 20012d-RDA-OS.01-00-DR-A-001. The parking spaces shall be retained for the lifetime of the development.
2. Prior to the care home use commencing, 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. The cycle parking spaces shall be retained in for the lifetime of the development.

Reason(s):

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

169 **Application No:** 22/00485/FULL

Date Decision Issued: 31/05/2022

Ward: Kirkcaldy Central

Proposal: Change of use from hairdressers (Class 1) to estate agents (Class 2)

Location: 9 Whytescauseway Kirkcaldy Fife KY1 1XF

Applicant: Asset Managers Scotland Ltd India Buildings 86 Bell Street Dundee United Kingdom DD1 1HN

Agent: Laura Leithead 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

170 **Application No:** 22/00308/FULL

Date Decision Issued: 08/06/2022

Ward: Kirkcaldy Central

Proposal: Installation of rooflights, widening of vehicular access and installation of gate to flatted dwelling

Location: 23A Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Kenny McHale 23a Whytehouse Avenue Kirkcaldy UK KY1 1UW

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

Application Permitted - no conditions

171 **Application No:** 22/00309/LBC

Date Decision Issued: 08/06/2022

Ward: Kirkcaldy Central

Proposal: Listed Building Consent for internal alterations, installation of rooflights and widening of vehicular access

Location: 23A Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Kenny McHale 23a Whytehouse Avenue Kirkcaldy UK KY1 1UW

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

Application Permitted - no conditions

172Application No: 22/01187/FULL

Date Decision Issued: 09/06/2022

Ward: Kirkcaldy Central

Proposal: External alterations including erection of pergola and formation of openings

Location: The Abbey 24 Milton Road Kirkcaldy Fife KY1 1TH

Applicant: Abbotshall Kirkcaldy Ltd The Abbey 24 Milton Road Kirkcaldy Fife KY1 1TH

Agent: Gillian Morris 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted - no conditions

173 **Application No:** 21/01086/FULL

Date Decision Issued: 27/05/2022

Ward: Kirkcaldy East

Proposal: Single storey extension to rear of dwellinghouse

Location: 109 Dysart Road Kirkcaldy Fife KY1 2BB

Applicant: Mr Russell Scobie 109 Dysart Road Kirkcaldy Scotland KY1 2BB

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy East
Proposal: Replacement of temporary chemical dosing kit with new permanent systems
Location: Kirkcaldy W W T W Pathhead Sands Nether Street Kirkcaldy Fife
Applicant: Scottish Water Castle House 6 Castle Drive Dunfermline Scotland KY11 8GG
Agent: Lesley Brown Castle House 6 Castle Drive Carnegie Campus Dunfermline Fife KY11 8GG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

175 **Application No:** 22/01260/FULL

Date Decision Issued: 07/06/2022

Ward: Kirkcaldy East

Proposal: Single storey extension to rear of dwellinghouse

Location: 33 Viewforth Terrace Kirkcaldy Fife KY1 3BW

Applicant: Mr & Miss R McQueen & Skachill 33 Viewforth Terrace Kirkcaldy Fife KY1 3BW

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

Application Permitted - no conditions

176 **Application No:** 22/01034/FULL

Date Decision Issued: 10/06/2022

Ward: Kirkcaldy East

Proposal: Installation of 1144 no. solar photo-voltaic panels

Location: Kirkcaldy W W T W Pathhead Sands Nether Street Kirkcaldy Fife

Applicant: Scottish Water Castle House 6 Castle Drive Carnegie Campus Dunfermline
Fife KY11 8GG

Agent: Lesley Brown Castle House 6 Castle Drive Carnegie Campus Dunfermline
Fife KY11 8GG

Application Permitted - no conditions

177 **Application No:** 22/00585/FULL

Date Decision Issued: 17/05/2022

Ward: Kirkcaldy North

Proposal: Single storey porch extension to front of dwellinghouse

Location: 2 Glendevon Place Kirkcaldy Fife KY2 6YN

Applicant: Mr Eric Bethune 2 Glendevon Place Kirkcaldy Fife KY2 6YN

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

Application Permitted - no conditions

178 **Application No:** 22/00546/FULL

Date Decision Issued: 18/05/2022

Ward: Kirkcaldy North

Proposal: Single storey extension to front of dwellinghouse

Location: 89 Duddingston Drive Kirkcaldy Fife KY2 6JT

Applicant: Mrs Joyce Hankin 89 Duddingston Drive Kirkcaldy Scotland KY2 6JT

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

Application Permitted - no conditions

179 **Application No:** 22/01241/FULL

Date Decision Issued: 27/05/2022

Ward: Kirkcaldy North

Proposal: Porch extension to front of dwellinghouse

Location: 34 Barry Road Kirkcaldy Fife KY2 6HZ

Applicant: Mr Mrs Cowan 34 Barry Road Kirkcaldy Fife KY2 6HZ

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

Application Permitted - no conditions

180 **Application No:** 22/01456/CLP

Date Decision Issued: 31/05/2022

Ward: Kirkcaldy North

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

Location: 18 Aytoun Avenue Kirkcaldy Fife KY2 6ZL

Applicant: Mr David Lawrence 18 Aytoun Avenue Kirkcaldy Fife KY2 6ZL

Agent:

Application Permitted - no conditions

181 **Application No:** 22/00890/FULL

Date Decision Issued: 09/06/2022

Ward: Kirkcaldy North

Proposal: Single storey extension to front and side of dwellinghouse

Location: 17 Glenbervie Road Kirkcaldy Fife KY2 6HR

Applicant: Gaunt 17 Glenbervie Road Kirkcaldy UK KY2 6HR

Agent: Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

182 **Application No:** 22/00458/FULL

Date Decision Issued: 17/05/2022

Ward: Leven, Kennoway And Largo

Proposal: Installation of rooflights to flatted dwelling and installation of soil vent pipe to 2 flatted dwellings

Location: 7 Red Buildings Kennoway Road Windygates Leven Fife KY8 5BY

Applicant: Mr And Mrs Stewart 7 Red Buildings Windygates Scotland KY8 5BY

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

Application Permitted - no conditions

183 **Application No:** 22/00600/FULL

Date Decision Issued: 17/05/2022

Ward: Leven, Kennoway And Largo

Proposal: Replacement single storey extension to rear of dwellinghouse

Location: The Lodge Little Pilmuir Pilmuir Lundin Links Leven Fife KY8 5QD

Applicant: Mr and Mrs D Russell The Lodge Little Pilmuir Lundin Links Fife KY8 5QD

Agent: Callum Marshall Gardeners Street Dunfermline Fife KY12 0RN

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of performance venue (Class 11)
Location: Silverburn Park Largo Road Leven Fife
Applicant: Fife Employment Access Trust No.3 Cottage Silverburn Park Largo Road Leven Fife KY8 5PU
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. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

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

185 **Application No:** 21/03197/ARC

Date Decision Issued: 24/05/2022

Ward: Leven, Kennoway And Largo

Proposal: Approval of matters required by conditions of (19/01927/PPP) for the erection of one dwellinghouse

Location: Mayview Fa-latch Road Balcurvie Windygates Leven Fife KY8 5DT

Applicant: Mrs Lorna Kelly 23 Station Road Windygates Scotland KY8 5DB

Agent: Richard McWilliams 108 St Clair Street Kirkcaldy Scotland KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, there shall be a minimum of 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Erection of building (Class 6)
Location: Silverburn Park Largo Road Leven Fife
Applicant: Fife Employment Access Trust No.3 Cottage Silverburn Park Largo Road Leven Fife KY8 5PU
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. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

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

187 **Application No:** 22/01062/CLE

Date Decision Issued: 26/05/2022

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing use) for change of use from dwellinghouse to short term holiday let

Location: Kirkside Cottage 18 Church Place Upper Largo Leven Fife KY8 6EH

Applicant: Mr Simon Allan 28 North Feus Upper Largo Leven Scotland KY8 6ER

Agent:

Application Permitted - no conditions

188 **Application No:** 21/04001/FULL

Date Decision Issued: 30/05/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of 3No. glamping pods

Location: Aithernie Lodge Cupar Road Leven Fife KY8 5NJ

Applicant: Mr John G B Harding Aithernie Lodge Cupar Road Leven Fife KY8 5NJ

Agent:

Application Permitted - no conditions

189 **Application No:** 22/00657/CLP

Date Decision Issued: 31/05/2022

Ward: Leven, Kennoway And Largo

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

Location: 23 Law View Leven Fife KY8 5FQ

Applicant: Mr Jason Curran 23 Law View Leven Fife KY8 5FQ

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

Application Permitted - no conditions

190 **Application No:** 22/00767/FULL

Date Decision Issued: 01/06/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 17 Chestnut Crescent Leven Fife KY8 4FA

Applicant: Mr Kevin O'Hara 17 Chestnut Crescent Leven Fife KY8 4FA

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

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Planning permission in principle for erection of dwellinghouse (Class 9) and associated access
Location: The Cottages Wester Cartmore Farm Cartmore Road Lochgelly Fife KY5 8LH
Applicant: Ms Katherine Stewart The Cottages Wester Cartmore Farm Lochgelly Scotland KY5 8LH
Agent: Sean Hynds S24 Architects Crossway, Donibristle Industrial Estate Dalgety Bay Scotland KY11 9JE

Application Refused

Reason(s):

1. In the interests of visual amenity; consequent upon the above reason, the development would fail to protect the overall landscape and environmental quality of the area, all contrary to Policies 1: Development Principles, 7: Development in the Countryside, 8: Homes in the Countryside, 10: Amenity and 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).
2. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a dwellinghouse in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of FIFEplan.

192Application No: 21/01137/ADV

Date Decision Issued: 27/05/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Installation of 1 no. non illuminated fascia sign, 1 no. non illuminated hanging sign and window vinyls

Location: 3 - 5 Benarty Square Ballingry Fife KY5 8NR

Applicant: Mr Mahyar Nickkho-Amiry 67 Bank St Lochgelly Fife KY5 9QN

Agent: Gary Gourlay 18 Grange Road Burntisland United Kingdom KY3 0HH

Application Permitted - no conditions

193 **Application No:** 22/01328/CLP

Date Decision Issued: 31/05/2022

Ward: Lochgelly, Cardenden And Benarty

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

Location: 10 Dundonald Park Dundonald Cardenden Lochgelly Fife KY5 0BZ

Applicant: Mrs Tamsyn Brown 10 Dundonald Park Dundonald Cardenden Lochgelly Fife KY5 0BZ

Agent: Jack Wilson Easy Living House Eastfield Business Park Newark Road South Glenrothes Fife KY7 4NS

Application Permitted - no conditions

194 **Application No:** 22/00765/FULL

Date Decision Issued: 01/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Alterations and single storey extension to dwellinghouse

Location: 11 Dundonald Park Dundonald Cardenden Lochgelly Fife KY5 0BZ

Applicant: Mrs Isabella Bain 11 Dundonald Park Dundonald Cardenden Lochgelly Fife
KY5 0BZ

Agent: Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7
6HS

Application Permitted - no conditions

195 **Application No:** 22/00030/FULL

Date Decision Issued: 09/06/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to rear of dwellinghouse

Location: 71 Kirkburn Drive Bowhill Cardenden Lochgelly Fife KY5 0LS

Applicant: Mr Michael & Helen Philip 71 Kirkburn Drive Bowhill KY5 0LS

Agent: Roderick Maclean 14 Glenfield Gardens Cowdenbeath KY4 9ET

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

196 **Application No:** 21/02785/FULL

Date Decision Issued: 20/05/2022

Ward: Rosyth

Proposal: Erection of porch extension to front of dwellinghouse

Location: 50 Queensferry Road Rosyth Dunfermline Fife KY11 2PQ

Applicant: Mrs Carol Pearce 50 Queensferry Road Rosyth Scotland KY11 2PQ

Agent: Teresa Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom FK7 9PD

Application Permitted - no conditions

197 **Application No:** 22/00798/FULL

Date Decision Issued: 31/05/2022

Ward: Rosyth

Proposal: Conservatory extension to rear of dwellinghouse

Location: 5 South Row Charlestown Dunfermline Fife KY11 3EF

Applicant: Ms Jacqueline McKenna 5 South Row Charlestown Scotland KY11 3EF

Agent:

Application Permitted - no conditions

198 **Application No:** 22/00556/FULL

Date Decision Issued: 02/06/2022

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 66 Park Road Rosyth Dunfermline Fife KY11 2PA

Applicant: Mr Jonathan Nash 66 Park Road Rosyth Dunfermline Fife KY11 2PA

Agent:

Application Permitted - no conditions

199 **Application No:** 21/03173/FULL

Date Decision Issued: 09/06/2022

Ward: Rosyth

Proposal: Erection of replacement shed and shelter to rear of flat (retrospective)

Location: 21 Mcgrigor Road Rosyth Dunfermline Fife KY11 2AE

Applicant: Mr William Halkett 21 McGrigor Road Rosyth KY12 2AE

Agent: Tony Orton 5 Orchard Grove Crombie KY12 2AE

Application Permitted - no conditions

200Application No: 21/02893/LBC

Date Decision Issued: 10/06/2022

Ward: Rosyth

Proposal: Listed building consent for external alterations including replacement render to east gable wall

Location: 8 The Wellheads Limekilns Dunfermline Fife KY11 3JG

Applicant: Mr Kenneth Walker 8 The Wellheads Limekilns Dunfermline Fife KY11 3JG

Agent:

Application Permitted - no conditions

201 **Application No:** 22/00205/FULL

Date Decision Issued: 16/05/2022

Ward: St. Andrews

Proposal: Erection of ancillary accomodation

Location: 10 Woodburn Terrace St Andrews Fife KY16 8BA

Applicant: Mr Keith Nicolson 10 Woodburn Terrace St Andrews Fife KY16 8BA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

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

202Application No: 22/00351/FULL

Date Decision Issued: 17/05/2022

Ward: St. Andrews

Proposal: Installation of replacement windows and alterations to window to form door to the side and rear and installation of railings and gate to the front of dwellinghouse

Location: Flat 1 6 Pilmour Place St Andrews Fife KY16 9HZ

Applicant: Dunperrogh Investments Ltd Flat 1 6 Pilmour Place St Andrews Scotland KY16 9HZ

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

Application Permitted - no conditions

203 **Application No:** 22/00353/LBC

Date Decision Issued: 17/05/2022

Ward: St. Andrews

Proposal: Listed Building Consent for installation of replacement windows and alterations to window to form door to the side and rear and installation of railings and gate to the front of dwellinghouse

Location: Flat 1 6 Pilmour Place St Andrews Fife KY16 9HZ

Applicant: Dunperrogh Investments Ltd Flat 1 6 Pilmour Place St Andrews Scotland KY16 9HZ

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

Application Permitted - no conditions

204 **Application No:** 22/00744/FULL

Date Decision Issued: 17/05/2022

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse

Location: 22 Hay Fleming Avenue St Andrews Fife KY16 8YH

Applicant: Mr Rory Scott 22 Hay Fleming Avenue St Andrews Fife KY16 8YH

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Change of use from HMO dwelling (5 persons) to 2 flatted dwellings
Location: 3 Nelson Street St Andrews Fife KY16 8AJ
Applicant: Mr James Chanter 3 Nelson Street St Andrews Fife KY16 8AJ
Agent: Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK
KY10 3tj

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the first flatted 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.
2. Prior to the occupation of the first flatted dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the first flatted dwellinghouse, three off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate.

Reason(s):

1. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety.
4. In the interests of residential amenity.

206 **Application No:** 22/00503/FULL

Date Decision Issued: 20/05/2022

Ward: St. Andrews

Proposal: Altertation to existing window to form patio doors in flatted property

Location: Cottage No 6 Easter Kincaple Farm Strathtyrum St Andrews Fife KY16 9SG

Applicant: Mr Jim Grierson 6 Easter Kincaple Farm Cottage St Andrews United Kingdom
KY16 9SG

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

Application Permitted - no conditions

207 **Application No:** 22/00799/FULL

Date Decision Issued: 20/05/2022

Ward: St. Andrews

Proposal: Erection of disabled changing facility

Location: Craigtoun Park Craigtoun St Andrews Fife

Applicant: Mr Paul Dixon Kinburn Castle Doubledykes Road St Andrews Fife KY16 9DR

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: External alterations including installation of new doors, louvres and rooftop plant
Location: University Library North Street St Andrews Fife KY16 9TR
Applicant: University Of St Andrews Estates Office Woodburn Place St Andrews Scotland KY16 8LA
Agent: Gregor Southall 302 St Vincent Street Glasgow UK G2 5RU

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'

In this case, daytime is 0700 - 2300hrs and night-time is 2300 - 0700hrs.

2. Once work is complete in accordance with the approved planning application, the site containers shall be removed, and the off-street parking spaces affected to accommodate the siting of these containers shall be re-marked and re-instated.

Reason(s):

1. In the interest of residential amenity.
2. In the interest of road safety; to ensure that adequate off-street parking remains in place.

209 **Application No:** 22/00545/ADV

Date Decision Issued: 25/05/2022

Ward: St. Andrews

Proposal: Display of externally illuminated fascia signs and non-illuminated projecting sign

Location: The Links 1 - 3 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr Dean Banks The Links 1 - 3 Golf Place St Andrews Fife KY16 9JA

Agent: Kathleen Ralston 2 Dundee Road Perth Scotland PH2 7DW

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Single storey extension to rear and alterations including replacement doors and windows, dormer to front, formation of new doors and chimney to rear, installation of rooflights, solar panels, air source heat pump and repainting to 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: 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 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.

Reason(s):

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

211 **Application No:** 22/00374/FULL

Date Decision Issued: 01/06/2022

Ward: St. Andrews

Proposal: Erection of garden shed

Location: 8 Southgait Close St Andrews Fife KY16 9QH

Applicant: Mr David Adie 8 Southgait Close St Andrews Fife KY16 9QH

Agent: John Clydesdale Thomson Studio 23 15 Bell Street ST. Andrews Fife KY16 9UR

Application Permitted - no conditions

212Application No: 21/03976/FULL

Date Decision Issued: 07/06/2022

Ward: St. Andrews

Proposal: 2 storey extension to rear of shop units

Location: 2 - 6 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr David Stevenson Ashley Bank House High Street Langholm UK DG13 0AN

Agent: Neil Simpson Fort Street House 63 Fort Street Broughty Ferry DUNDEE UK DD5 2AB

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. To protect the residential amenity of the surrounding area.

213 **Application No:** 21/03978/LBC

Date Decision Issued: 07/06/2022

Ward: St. Andrews

Proposal: Two storey extension to rear of building to form additional retail and ancillary storage space.

Location: 2 - 6 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr David Stevenson Ashley Bank House High Street Langholm United Kingdom DG13 0AN

Agent: Neil Simpson Fort Street House 63 Fort Street Broughty Ferry DUNDEE UK DD5 2AB

Application Permitted - no conditions

214 **Application No:** 22/00439/FULL

Date Decision Issued: 07/06/2022

Ward: St. Andrews

Proposal: Alterations to existing window to form patio doors

Location: 2 Lumbo Steadings Craigtoun St Andrews Fife KY16 8NS

Applicant: Professor Peter Mckiernan 2 Lumbo Farm Steadings St Andrews Scotland
KY16 8NS

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

Application Permitted - no conditions

215 **Application No:** 22/00753/FULL

Date Decision Issued: 07/06/2022

Ward: St. Andrews

Proposal: Refurbishment of existing windows, including conversion from single glazed to double glazed.

Location: The Dunes 1 Gillespie Wynd St Andrews Fife KY16 9AU

Applicant: Mr & Mrs A Kirk The Dunes 1 Gillespie Wynd St Andrews Fife KY16 9AU

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

Application Permitted - no conditions

216 **Application No:** 22/00766/FULL

Date Decision Issued: 07/06/2022

Ward: St. Andrews

Proposal: Alterations to dwellinghouse including replacement stairs to front

Location: 6 West Acres St Andrews Fife KY16 9UD

Applicant: Mr Gordon Wyse 6 West Acres St Andrews Fife KY16 9UD

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

Application Permitted - no conditions

217 **Application No:** 21/03885/FULL

Date Decision Issued: 08/06/2022

Ward: St. Andrews

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

Location: 14A Woodburn Terrace St Andrews Fife KY16 8BA

Applicant: Mr Ian Rodger 5 Victoria Avenue East Wemyss Kirkcaldy Fife KY1 4SH

Agent:

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse, replacement porch and erection of detached garage with associated domestic kennel and store room (Amendment to 20/03206/FULL to change roof tile and colour as well as window fenestration details)

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

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

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, the external colour finishes of the following shall be provided,
 - Marley Mendip Interlocking Tiles
 - Cedral Cladding
 - Window frames

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

Reason(s):

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

Ward: St. Andrews
Proposal: Listed building consent for external alterations including installation of replacement decking, erection of new fence and installation of replacement lighting
Location: 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA
Applicant: Mr and Mrs Dunlap 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA
Agent: Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, external light fitment Ref. 003 as shown on approved drawings 06 and 07 shall be fitted in a such manner to ensure that this lighting feature shall not be visible from anywhere out with the South terrace.

Reason(s):

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

220Application No: 22/00870/FULL

Date Decision Issued: 10/06/2022

Ward: St. Andrews

Proposal: External alterations including installation of replacement decking, erection of new fence and installation of replacement lighting

Location: 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr and Mrs Dunlap Hamilton Grand 26 21 Golf Place St Andrews United Kingdom Ky16 9JA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, external light fitment Ref. 003 as shown on approved drawings 06 and 07 shall be fitted in a such manner to ensure that this lighting feature shall not be visible from anywhere out with the South terrace.

Reason(s):

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

221 **Application No:** 22/01111/FULL

Date Decision Issued: 10/06/2022

Ward: St. Andrews

Proposal: Substitution of house type (Amendment to 18/01318/ARC)

Location: Balone Cottage Craigtoun St Andrews Fife KY16 8NS

Applicant: Mr & Mrs Alistair & Sandra Morris 48 Pitcairn Drive Balmullo St Andrews U.K.
KY16 0DZ

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. There shall be three (3) off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines.
2. There shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest 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.

Reason(s):

1. in the interests of road safety.
2. in the interests of road safety.

222Application No: 22/00647/FULL

Date Decision Issued: 17/05/2022

Ward: Tay Bridgehead

Proposal: Alterations and extension to existing garage of dwellinghouse

Location: Millgate Windmill Road Gauldry Newport On Tay Fife DD6 8WR

Applicant: Mr Gavin Robertson Millgate Windmill Road Gauldry Newport On Tay Fife DD6 8WR

Agent: Steve Quinn Castle Cottage 11 Castle Road Tayport Fife DD6 9AN

Application Permitted - no conditions

223Application No: 22/00681/FULL

Date Decision Issued: 17/05/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 Henderson Terrace Leuchars St Andrews Fife KY16 0EP

Applicant: Mrs Melanie Musson 19 Henderson Terrace Leuchars United Kingdom KY16 0EP

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE RAISED COVERED DECK IS BROUGHT INTO USE, an additional section of screen fencing shall be attached to the top of the existing north-east timber boundary fence to bring the fence height up to 2.0 metres for a length of 4.0 metres; the details of which shall be submitted for the prior written approval of this planning authority. For the avoidance of doubt the additional section of screen fencing added to the top of the existing fence shall start at the existing rear garden timber gate and run for 4.0 metres north westwards and thereafter be permanently maintained.

Reason(s):

1. In the interests of safeguarding the privacy and amenity of the neighbouring property.

Ward: Tay Bridgehead
Proposal: Change of Use of part of dwellinghouse from Class 9 to child minding business (Class 10) (12 children)
Location: 23 Riverside Gardens Wormit Newport On Tay Fife DD6 8NQ
Applicant: Mrs Jennifer Mcritchie 23 Riverside Gardens Wormit Newport on Tay Fife DD68NQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The change of use hereby approved shall be restricted to a children's nursery use and for no other use within Class 10 of the Schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.
2. FOR THE AVOIDANCE OF DOUBT, the maximum number of children being cared for at any one time from the dwellinghouse shall not exceed 12. Furthermore, the applicant shall maintain an up to date register which shall include the name and home address of each registered child. This register shall be made available for inspection on request from this Planning Authority.
3. WITHIN 3 MONTHS FROM THE DATE THE USE HEREBY APPROVED IS IMPLEMENTED, exact details and specifications of a 'Noise Management Policy' shall be submitted for the written approval of Fife Council as Planning Authority. For the avoidance of doubt, the Policy shall include the following:
 - a) list of sources of noise;
 - b) list of sensitive properties;
 - c) details of the appropriate control criteria and measures to control, monitor and review procedures;
 - d) the establishment of internal communications procedures for dealing with noise issues;
 - e) the establishment of methods for logging and responding to noise complaints within specified time limits; and
 - f) the provision of general advice and training on noise control to any employees.

The approved Noise Management Policy document thereafter shall be implemented and maintained to the satisfaction of Fife Council as Planning Authority unless otherwise agreed in writing with this Authority.

Reason(s):

1. In the interests of protecting residential amenity and road safety; in order to retain full control over the development.
2. In the interests of protecting residential amenity.
3. In order to reasonably control the noise levels which may be emitted from the premises in view of the proximity of residential property and in order to deal with any noise complaints that may arise.

225Application No: 22/00706/FULL

Date Decision Issued: 27/05/2022

Ward: Tay Bridgehead

Proposal: Change of use from Shop (Class 1) to Cafe (Class 3) with ancillary hot food take-away (Sui Generis)

Location: 38 High Street Newport On Tay Fife DD6 8AD

Applicant: Mr Ed Murdoch 38 High Street Newport On Tay UK DD6 8AD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises (café as hereby approved) shall only sell food and drink products or similar goods 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) including licenced beverages, coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.

Reason(s):

1. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located above the application site.

226 **Application No:** 22/00834/FULL

Date Decision Issued: 27/05/2022

Ward: Tay Bridgehead

Proposal: Sitting of storage container (Class 1) and erection of canopy

Location: The Larick Centre Shanwell Road Tayport Fife DD6 9EA

Applicant: Mr Richard Tough The Larick Centre 10 Broad Street Tayport Fife DD69AJ

Agent: Giulia Perego 11 Grey Street Tayport Fife Uk DD6 9HW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In the event that the storage unit with the associated canopy structure hereby approved become obsolete or redundant they must be removed from the site within 3 months of them becoming obsolete and the site is to be re-instated to the satisfaction of Fife Council as Planning Authority.

Reason(s):

1. To minimised the level of visual intrusion, and to ensure the re-instatement of the site to a satisfactory standard.

227 **Application No:** 22/01306/FPN

Date Decision Issued: 27/05/2022

Ward: Tay Bridgehead

Proposal: Prior Notification for Forestry-related Building Works- formation of vehicle turning point

Location: Land At Morton Lochs North Of Access Road Tentsmuir Tayport Fife

Applicant: Mr Logie Blyth Forestry and Land Scotland Inverpark Dunkeld UK PH8 0JR

Agent:

Application Permitted - no conditions

228 **Application No:** 21/03171/CLP

Date Decision Issued: 01/06/2022

Ward: Tay Bridgehead

Proposal: Certificate of lawfulness (proposed) for erection of temporary building and associated works

Location: Land To The North And South Of Forgan Drive Drumoig Fife

Applicant: Kirkwood Homes Technical Kirkwood Business Park Sauchen Inverurie United Kingdom AB51 7LE

Agent:

Application Permitted - no conditions

229Application No: 22/00754/FULL

Date Decision Issued: 01/06/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to front of dwellinghouse

Location: Brackmont Cottage Lucklawhill Balmullo St Andrews Fife KY16 0BJ

Applicant: Mr I Dorward Brackmont Cottage Lucklawhill Balmullo St Andrews Fife KY16 0BJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All proposed external finishing materials to the roof and base wall of the development hereby approved shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority BEFORE WORKS COMMENCE ON SITE.

Reason(s):

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

230 **Application No:** 22/01378/CLP

Date Decision Issued: 07/06/2022

Ward: Tay Bridgehead

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

Location: 84 West Road Newport On Tay Fife DD6 8HP

Applicant: Mr Richard Holdworth 84 West Road Newport On Tay Fife DD6 8HP

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

Application Permitted - no conditions

231 **Application No:** 22/00358/CLP

Date Decision Issued: 16/05/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for installation of French doors

Location: Balmule House Balmule Dunfermline Fife KY12 0RZ

Applicant: Mr F Jeffrey Balmule House Balmule Dunfermline Scotland KY12 0RZ

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

Application Permitted - no conditions

232Application No: 22/00638/FULL

Date Decision Issued: 16/05/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to side of dwellinghouse

Location: Rollin Oakum Bay Newmills Dunfermline Fife KY12 8TD

Applicant: Mr Darren Beresford Rollin Oakum Bay Newmills Dunfermline Fife KY12 8TD

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

233Application No: 22/00679/FULL

Date Decision Issued: 16/05/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of shed for purpose incidental to use of community garden for horticultural and life skills education (Class 10)

Location: Shed In Walled Garden At Carlow House Blair Castle Blair Culross Fife

Applicant: Mr Dean Nelson An Cala Low Causeway Culross United Kingdom KY12 8HN

Agent:

Application Permitted - no conditions

234 **Application No:** 22/00725/FULL

Date Decision Issued: 16/05/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 3 Pitdinnie Avenue Cairneyhill Dunfermline Fife KY12 8BP

Applicant: MS L And Mr G MacBeth And Burnett 3 Pitdinnie Avenue Cairneyhill
Dunfermline Fife KY12 8BP

Agent: Scott Allan 36 Wallace Avenue Wallyford East Lothian EH21 8BZ

Application Permitted - no conditions

235 **Application No:** 22/00682/FULL

Date Decision Issued: 17/05/2022

Ward: West Fife And Coastal Villages

Proposal: Porch extension to front of dwellinghouse

Location: 56 Chapel Street High Valleyfield Dunfermline Fife KY12 8TT

Applicant: Ms Jan Scott 56 Chapel Street High Valleyfield Dunfermline Fife KY12 8TT

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline Fife KY12 9EG

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Section 42 application to amend permitted noise levels (amendment to condition 11 of planning permission 18/01662/FULL)
Location: Valleyfield Ash Lagoons Main Street Low Valleyfield Dunfermline Fife KY12 8TY
Applicant: Scottish Power Generation (Assets) Ltd C/o Agent
Agent: Grant Young Suite 29 196 Rose Street Edinburgh UK EH2 4AT

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

1. BEFORE ANY WORKS START ON SITE, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement, and thereafter development should not commence until this notification has been acknowledged. ON COMPLETION OF THE DEVELOPMENT, you are also required to submit written notification to Fife Council as Planning Authority, as soon as practicable after doing so.
2. BEFORE ANY WORKS START ON SITE, and WITHIN 12 MONTHS OF THE DATE OF PLANNING PERMISSION BEING GRANTED, a final, detailed restoration scheme for the application site should be submitted to Fife Council as Planning Authority for its written approval, in consultation with NatureScot and RSPB Scotland. Whilst drawing number 70063531-1002-SK "Proposed Lagoon 5 Conceptual Layout and Outfall 2 Section Drawing" (February 2020) is not approved as part of this grant of planning permission, the conceptual layout for Lagoon 5 shown therein shall form the basis for the detailed restoration scheme required by this condition of planning permission. The detailed restoration scheme submitted shall comprise of a written statement and accompanying plan(s).
3. BEFORE ANY WORKS START ON SITE, a scheme shall be submitted to, and approved in writing by, Fife Council as Planning Authority specifying the measures to be taken for the suppression of dust arising from the operations hereby approved. The approved scheme shall be implemented before development commences and shall thereafter be operated throughout the life of the planning permission.
4. BEFORE ANY WORKS START ON SITE, a Construction Environmental Management Plan (CEMP), designed to ensure appropriate environmental management practices are applied shall be submitted to Fife Council as Planning Authority for its written approval. Once agreed, operations shall adhere to the provisions of the CEMP throughout the life of the project.
5. BEFORE ANY WORKS START ON SITE, a Traffic Management Plan (TMP) shall be submitted to Fife Council as Planning Authority for its written approval. The TMP shall include the provisions that: no parts of the C5 to the west of the vehicular access, or the B9037 to the east of the turning circle, are used by HGV's; the number of loaded HGV trips is limited to a maximum of 60 per day; details of adequate wheel cleaning facilities are specified to ensure that no mud, dust and debris are deposited on public roads. Once agreed, operations shall adhere to the provisions of the TMP throughout the life of the project.
6. BEFORE ANY WORKS START ON SITE, final details of the proposed wind turbine shall be submitted for the written approval of Fife Council as Planning Authority. The maximum height (to blade-tip) of proposed wind turbine shall not exceed 11.8 metres.
7. All capping works carried out shall be appropriately documented and relevant evidence gathered to confirm that the works (including the placement of geotextile membranes and appropriate capping and importation of suitable materials) have been completed. On completion of the works, or at any other interval requested by Fife Council as Planning Authority, the records will be passed to Fife Council for ratification following consultation with SEPA.
8. Before each phase of capping and restoration work commences, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of birds, and recommend appropriate mitigation of works to protect potentially affected species.
9. All elements of the Restoration Plan to be agreed under Condition 2 of the planning permission hereby granted (including planting, new habitat and biodiversity creation) shall be subject to a maintenance regime lasting not less than five years from the date of the surrender of the PPC Permit for the ash lagoons to SEPA. Written

details of the proposed maintenance regime must be submitted as part of the agreement required by Condition 2 of this grant of planning permission.

10. Whilst capping and restoration work is underway, the Valleyfield Ash Lagoons site will be monitored weekly by a trained operative to identify and treat any mosquito larvae found on site. In addition, a monthly site visit will be carried out by a suitably qualified ecologist to assess the effectiveness of the weekly monitoring and provide advice on any additional works required. Longer term requirements for mosquito monitoring and treatment shall form part of the written details of the proposed maintenance regime to be submitted as part of the agreement required by Condition 2 of this grant of planning permission, and will be dependent upon the residual risk of mosquitos breeding on the restored site.
11. Noise levels from operations on site shall not exceed existing background levels (LA90) by any more than 10dB(A) at any noise sensitive property. Unless otherwise agreed in writing with Fife Council as Planning Authority, no activities shall be carried out on the site outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 09:00hrs to 13:00hrs Saturdays; and no activities shall take place on Sundays or Public Holidays.
12. All vehicles, plant and machinery shall be operated only during the permitted hours of operation at all times be silenced in accordance with the manufacturers recommendations and shall be fitted with an appropriate "white noise" warning system, so operated as to minimise noisy emissions. Fife Council as Planning Authority reserves the right to insist on additional measures to minimise noise emissions as the site should it prove expedient to do so.
13. Except as may otherwise be agreed in writing by the Planning Authority, the Applicant shall continue to engage with Local Communities through the Longannet and Valleyfield Ash Lagoons Liaison Committee.

Reason(s):

1. In order to comply with the terms of The Town and Country Planning (Scotland) Act 1997 (as amended).
2. To ensure that the detailed restoration scheme accords with the principles agreed between the applicant, Fife Council, NatureScot and RSPB Scotland to protect the integrity of the natural heritage assets of local and national importance in the vicinity of the application site.
3. In the interests of residential amenity.
4. In the interests of best environmental practice and to protect residential amenity.
5. To ensure the provision of adequate arrangements for the management of traffic, in the interests of road safety, and to eliminate the deposit of deleterious material on the public roads.
6. In the interests of visual amenity and to mitigate the potential impact on the natural and built heritage assets in the vicinity of the application site.
7. To ensure that the capping works are carried out without detriment to the environment.
8. In the interests of protecting birds from adverse effects of capping or site restoration.
9. To ensure that the environmental benefits of the Restoration Plan agreed between the applicants, Fife Council, NatureScot and RSPB Scotland are secured for the longer term; to ensure that the longer term restoration objectives for the ash lagoons are implemented and in place before responsibility for maintenance of the restored Valleyfield Ash Lagoons is transferred from Scottish Power; and to allow the Planning Authority an appropriate level of control.
10. In the interests of residential amenity and good environmental practice.
11. To protect the amenity of local residents and minimise noise disturbance at nearby premises.
12. In the interests of residential amenity.
13. In the interests of community engagement.

Ward: West Fife And Coastal Villages

Proposal: Erection of dwellinghouse (Demolition of existing dwellinghouse)

Location: Woodside Cottage Sunnyside Road Sunnyside Cairneyhill Dunfermline Fife KY12 8HE

Applicant: Mr Scott Adamson 27 Main Street Cairneyhill Scotland KY12 8NJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to occupation of the dwelling the off-street car parking as shown on drawing No.4 shall be provided. The parking spaces shall be retained through the lifetime of the development.
2. The proposed vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. The vehicular crossing shall be 3 metres deep and constructed to the northern boundary of the site to tie-in with the proposed 3 metres wide footway/cycleway on the adjacent site to the north. The existing vehicular crossing and redundant hardstanding shall be reinstated as a grass verge with a carriageway kerb (100mm upstand) provided on the channel line
3. The roadside boundary marker (fence, wall or hedge) being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
4. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of acceptable visibility at the junction of the vehicular access with the D13.
4. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

238Application No: 22/01028/FULL

Date Decision Issued: 20/05/2022

Ward: West Fife And Coastal Villages

Proposal: Change of use from shop (Class 1) to dwellinghouse (Class 9)

Location: 2 Midfield Terrace Steelend Dunfermline Fife KY12 9NB

Applicant: Mr Gavin Shiels 2 Midfield Terrace Steelend Dunfermline Fife KY12 9NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the new dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

Ward: West Fife And Coastal Villages

Proposal: Erection of garage

Location: 5 John Crane Court Saline Dunfermline Fife KY12 9TW

Applicant: Mr Vincent Woodward 5 John Crane Court Saline Dunfermline Fife KY12 9TW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

240 **Application No:** 21/03223/FULL

Date Decision Issued: 25/05/2022

Ward: West Fife And Coastal Villages

Proposal: Alterations and extension to dwellinghouse (part retrospect)

Location: 14 Macdonalds Lands Back Causeway Culross Dunfermline Fife KY12 8JE

Applicant: Mr Robert Boyce 14 MacDonalds Lands Culross Scotland KY12 8JE

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

Application Permitted - no conditions

241 **Application No:** 21/02877/FULL

Date Decision Issued: 27/05/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of summerhouse/shed at rear of dwellinghouse (retrospective)

Location: 35 Standalane Kincardine Alloa Fife FK10 4NY

Applicant: Mr Bryan Moffat shed/summerhouse 35 standalane kincardine scotland
FK104NY

Agent:

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Alterations to and change of use of former football pavilion (Nil Use) to form dwellinghouse (Class 9) and associated development
Location: Steelend Football Ground Midfield Terrace Steelend Dunfermline Fife KY12 9NB
Applicant: Mr Robin Squair Lower Killearnie Farm Saline UK KY12 8TT
Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification; use of core paths across the site as core paths shall not be obstructed by development at any time.
2. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, visibility splays 3m x 140m shall have been provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall thereafter be retained for the lifetime of the development.
3. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, reconstruction of the vehicular crossing of the verge shall have been carried out in accordance with the current Fife Council Transportation Development Guidelines.
4. THE PROPOSED LANDSCAPING SHOWN IN THE APPROVED DRAWINGS IS NOT HEREBY APPROVED. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, screen fencing to the boundaries of and private amenity space serving the development hereby approved shall have been erected in accordance with details which shall have been submitted to approved in advance, in writing, by the planning authority; said fencing thereafter retained throughout the lifetime of the development hereby approved.
5. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.

Reason(s):

1. In the interests of residential amenity; to ensure a satisfactory standard of privacy for the development hereby approved.
2. In the interests of ensuring compliance with Policy 1: Development Principles and Policy 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017), which policies seek to protect core paths.
3. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

243 **Application No:** 21/03509/APN

Date Decision Issued: 27/05/2022

Ward: West Fife And Coastal Villages

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

Location: Hallcroft Cult Saline Fife

Applicant: Mr Craig Mitchell The Farmhouse Hallcroft Farm by Saline UK KY12 9TB

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

Application Permitted - no conditions

244 **Application No:** 22/00413/FULL

Date Decision Issued: 01/06/2022

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to rear of dwellinghouse and domestic garage to side

Location: 8 Anderson Lane Kincardine Alloa Fife FK10 4SF

Applicant: Mr Gary & Lisa Smith 8 Anderson Lane Kincardine Alloa Fife FK10 4SF

Agent: William Smith 10 Philip Street Falkirk United Kingdom FK2 7JE

Application Permitted - no conditions

245Application No: 21/03012/FULL

Date Decision Issued: 07/06/2022

Ward: West Fife And Coastal Villages

Proposal: Roof observatory to front of dwellinghouse

Location: Harbour House 28 The Ness Torryburn Dunfermline Fife KY12 8LR

Applicant: Mr K Stephen Harbour House 28 The Ness Torryburn Dunfermline Fife KY12 8LR

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

Application Permitted - no conditions

246 **Application No:** 22/01251/FULL

Date Decision Issued: 07/06/2022

Ward: West Fife And Coastal Villages

Proposal: Porch extension to front of dwellinghouse

Location: East Bonhard Cottage Bonhard Road Carnock, Fife KY12 9JD

Applicant: Mr & Mrs J Watson East Bonhard Cottage Bonhard Road Carnock, Fife KY12 9JD

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

Application Permitted - no conditions

247 **Application No:** 22/01550/CLP

Date Decision Issued: 10/06/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for extension to existing hardstanding and formation of access.

Location: 6 Pitdinnie Place Cairneyhill Dunfermline Fife KY12 8RD

Applicant: Miss T Thomson 6 Pitdinnie Place Cairneyhill Dunfermline Fife KY12 8RD

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

Application Permitted - no conditions