



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 10/2/2023 - 10/29/2023

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

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of holiday accommodation cabin and associated drainage infrastructure and formation of access (retrospective)
Location: Woodland At Craigs Plantation Fordell Dunfermline Fife
Applicant: Mr Paul Simpson 16 Linnwood Drive Leven Fife KY8 5AD
Agent: Alison Arthur 85 High Street Newburgh Fife KY14 6DA

Refusal/Enforcement Action

Reason(s):

1. In the interests of safeguarding the countryside from unjustified sporadic residential development; the need for a new dwelling at this location has not been justified as the application site lies outwith any defined settlement boundary and the proposal does not meet any of the criteria set out in Policies, 1, 7 or 8 of the Adopted FIFEplan. The proposal is therefore contrary to Policies 1 and 7 of the Adopted FIFEplan (2017) and Policies 29 and 30 of National Planning Framework 4.
2. In the interests of natural heritage/biodiversity; insufficient information by way of the lack of tree report, has been submitted to demonstrate that the proposed development would conserve, restore and enhance the biodiversity of the site. The proposal is therefore considered contrary to Policy 3 of National Planning Framework 4 and Policies 1 and 13 of the adopted FIFEplan (2017).
3. In the interest of road safety; the proposed development would result in the formation of a new vehicular access which has sub-standard visibility in the south direction and this would introduce, or increase, traffic turning manoeuvres which conflict with through traffic movements and so increase the probability of accidents occurring, all to the detriment of road safety. The proposal is therefore considered contrary to Policy 13 of National Planning Framework 4 and Policies 1 and 3 of the Adopted FIFEplan (2017).

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 6 No. solar PV panels to front roof and replace 12 No. windows to dwellinghouse

Location: Hampton Cottage Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

Applicant: Mr Neil Price Hampton Cottage Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

Agent: Euan Millar Signal Tower Battery Road North Queensferry KY11 1JU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed. The windows to the first floor and to the ground floor to the rear (north) elevation will be vertically sliding sash and case windows in a one over one design.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the finishing materials are appropriate to the character and appearance of North Queensferry.

120 **Application No:** 23/02323/FULL

Date Decision Issued: 12/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Porch extension to front of dwellinghouse (retrospective)

Location: 26 Morayvale Aberdour Burntisland Fife KY3 0XE

Applicant: Mrs R Wildgoose 26 Morayvale Aberdour Burntisland Fife KY3 0XE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

121 **Application No:** 23/02128/FULL

Date Decision Issued: 13/10/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of hardstanding and erection of retaining walls

Location: Johnston Hall 5 Church Street Inverkeithing Fife KY11 1LG

Applicant: Mr Paul O'Donoghue Johnston Hall 5 Church Street Inverkeithing Fife KY11 1LG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the driveway coming into use, it 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.
2. Prior to the driveway coming into use, the retaining wall will be painted to match the existing boundary wall.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety.
2. In the interests of visual amenity; to ensure that the external finishing materials blend in within the curtilage of this listed building.
3. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of three dwellinghouses and formation of parking and turning areas
Location: Chapel Farm Chapel Fife
Applicant: Mr and Mrs Katie and Colin Izat Heatherknowe Blairs Aberdeen Scotland AB12 5YA
Agent: Eilidh Izat 12B Geocrab Isle of Harris Scotland HS3 3HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, colours and samples of the external finishing materials shall be submitted for the written approval of this Planning Authority. Thereafter, the approved details shall be implemented in full and maintained for the lifetime of the development.
3. PRIOR TO EACH RESPECTIVE VEHICULAR ACCESS COMING INTO USE, the construction of the vehicular crossing of the roadside verge shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G. Thereafter these shall be retained and maintained for the lifetime of the development.
4. PRIOR TO EACH RESPECTIVE VEHICULAR ACCESS COMING INTO USE, each access driveway shall have a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first six metre length of each driveway measured from the public road channel line shall be constructed in a bound surface. Thereafter the constructed driveways shall remain for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE, there shall be provided within the curtilage of the site 2 parking spaces per dwelling in accordance with current Fife Council Making Fifes Places Appendix G and as per the layout shown on Drawing No (P) S-01 Rev C (Fife Council Reference 03B). The parking spaces shall thereafter be retained for the lifetime of the development.
6. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 600 millimetres in height above the adjoining road channel level, at the junction of the vehicular accesses and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splays shall thereafter be for the lifetime of the development.
7. Prior to the occupation of the first dwellinghouse, confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
8. 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.
9. BEFORE ANY WORKS COMMENCE ON SITE, protective fencing shall be installed around the Sycamore tree and the trees to the North-West as shown on the submitted plans. Thereafter, the fencing shall remain until completion of all building works associated with the approved dwellinghouses.
10. FOR THE AVOIDANCE OF DOUBT, the recommendations provided within the approved Bat and Breeding Bird Survey dated May 2023 (Fife Council Reference 32) shall be implemented in full unless otherwise agreed in writing with this Planning Authority.
11. 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 local 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 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 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.

12. 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 11. 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 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.

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

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

14. The dwellinghouses hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in the dwellinghouse. For the avoidance of doubt none of the dwellinghouses hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular

access with the public road.

7. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
8. 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.
9. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect existing trees in the long term.
10. In the interests of safeguarding the protection of bats.
11. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
12. To provide satisfactory verification that remedial action has been completed to the Planning Authority's satisfaction.
13. To ensure all contamination within the site is dealt with.
14. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan 2017.

123Application No: 23/02824/CLP

Date Decision Issued: 26/10/2023

Ward: Inverkeithing And Dalgety Bay

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

Location: 21 Inchmickery Road Dalgety Bay Dunfermline Fife KY11 9NL

Applicant: Mr Gary Schafer 21 Inchmickery Road Dalgety Bay Dunfermline Fife KY11 9NL

Agent:

Application Permitted - no conditions

124 **Application No:** 23/02088/LBC

Date Decision Issued: 05/10/2023

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of replacement chimney

Location: Kirkcaldy West Primary 42 Milton Road Kirkcaldy Fife KY1 1TL

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

125 **Application No:** 23/02093/FULL

Date Decision Issued: 05/10/2023

Ward: Kirkcaldy Central

Proposal: Erection of replacement chimney

Location: Kirkcaldy West Primary 42 Milton Road Kirkcaldy Fife KY1 1TL

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

126 **Application No:** 23/01596/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy Central

Proposal: Change of use from retail unit (Class 1A) to hot food takeaway (Sui Generis) and installation of extraction flue

Location: 27 - 29 Pentland Place Kirkcaldy Fife KY2 6AG

Applicant: Haimishe Investment Company Limited. 27 - 29 Pentland Place Kirkcaldy Fife KY2 6AG

Agent: Don Bennett 10 Park Court Park Court Glasgow United Kingdom G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE HOT FOOD TAKEAWAY (SUI GENERIS) HEREBY APPROVED, details of their respective colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.

127 **Application No:** 23/02662/CLP

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy Central

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

Location: 18 Carlyle Road Kirkcaldy Fife KY1 1DA

Applicant: Mr Mrs Ridley 18 Carlyle Road Kirkcaldy Scotland KY1 1DA

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

Application Permitted - no conditions

128 **Application No:** 23/00664/FULL

Date Decision Issued: 16/10/2023

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows and doors to dwellinghouse

Location: 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Alistair Simpson 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Agent: Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

129 **Application No:** 23/00665/LBC

Date Decision Issued: 16/10/2023

Ward: Kirkcaldy Central

Proposal: Listed Building Consent for the installation of replacement windows and doors to dwellinghouse

Location: 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant: Mr Alistair Simpson 30 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Agent: Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

130 **Application No:** 23/02299/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy East

Proposal: Installation of solar panels

Location: 42 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Ms Eva Leerberg 42 Townsend Place Kirkcaldy Fife KY1 1HB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Kirkcaldy East**Proposal:** Change of use from betting office (Class 1A) to cafe (Class 3) with flatted dwellinghouse (Sui Generis) and external alterations including the installation of roof lights, part replacement windows and doors, replacement render to rear and installation of ventilation system**Location:** 302 High Street Kirkcaldy Fife KY1 1LB**Applicant:** Mr Imran Haqqan 31 Esplanade Kirkcaldy Fife KY11HR**Agent:** Gary Gourlay 15 Grange Road Burntisland Fife KY3 0HH**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE REPLACEMENT SHOPFRONTS HEREBY APPROVED, detailed samples of the specification and colour of their respective proposed external finishes shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.
3. PRIOR TO THE OPERATION OF THE CAFE AND OCCUPATION OF THE FLATTED DWELLING HEREBY APPROVED, the noise mitigation/ recommendation measures specified in sections 6 and 7 of the approved noise impact assessment report dated 10th July 2023 (Fife Council Reference 16) shall be carried out in full and thereafter retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, this shall include the recommended works of the upper floor.
4. UNLESS OTHERWISE AGREED IN WRITING WITH FIFE COUNCIL AS PLANNING AUTHORITY, noise emitted from the infrastructure of the site shall not exceed NR 30 when measured in any living space of the residential properties nearby, or NR25 in any bedroom of the residential properties nearby.
5. PRIOR TO THE OCCUPATION OF THE FLATTED DWELLING HEREBY APPROVED, the developer shall provide written evidence to the Planning Authority to demonstrate that the following internal sound levels have been achieved in flat above the café:

1 - The 16hr LAeq shall not exceed 35dB between 0700 and 2300 hours when readings are taken in any noise sensitive rooms in the development.

2 - The 8hr LAeq shall not exceed 30dB between 2300 and 0700 hours when readings are taken inside any bedroom in the development.

3 - The LAMax shall not exceed 45 dB between 2300 and 0700hrs when readings are taken inside any bedroom in the development.

6. The flatted dwelling hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwelling hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.
3. In the interests of safeguarding amenity.
4. In the interests of safeguarding residential amenity.

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.

10. 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. 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 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.

11. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all 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.

12. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
13. BEFORE ANY EXTERNAL FINISHES APPLIED TO THE INDUSTRIAL UNITS (CLASS 5) HEREBY APPROVED, details of their respective colour shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity, to ensure the development makes a positive contribution to the existing streetscape.
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 an adequate design layout and construction.
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 the provision of adequate off-street parking facilities.

6. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
7. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
8. To avoid unacceptable risks to human health and the environment.
9. To avoid unacceptable risks to human health and the environment.
10. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
11. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
12. To ensure all contamination within the site is dealt with.
13. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

134 **Application No:** 23/01043/FULL

Date Decision Issued: 06/10/2023

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse (retrospective).

Location: 57 Fair Isle Road Kirkcaldy Fife KY2 6RU

Applicant: Mr Robert Szymanski 57 Fair Isle road Kirkcaldy Scotland Ky26ru

Agent:

Application Permitted - no conditions

135 **Application No:** 23/02152/FULL

Date Decision Issued: 10/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension and first floor extension to dwellinghouse

Location: 13 Woodielea Road Lundin Links Leven Fife KY8 6AR

Applicant: Ms Kate Wyer 13 Woodielea Road Lundin Links Leven Fife KY8 6AR

Agent: Lee Boyd 6D Canaan Lane Edinburgh UK EH10 4SY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

136 **Application No:** 23/02188/LBC

Date Decision Issued: 11/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Listed Building Consent for installation of replacement windows, new roof slate and painting of exterior walls

Location: 14 South Feus Upper Largo Leven Fife KY8 6EQ

Applicant: Mr Jamie Sayer 14 South Feus Upper Largo Leven Fife KY8 6EQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

137 **Application No:** 23/02189/FULL

Date Decision Issued: 11/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement windows, new roof slate and painting of exterior walls

Location: 14 South Feus Upper Largo Leven Fife KY8 6EQ

Applicant: Mr Jamie Sayer 14 South Feus Upper Largo Leven Fife KY8 6EQ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Change of use from agricultural land to form equestrian centre and livery including erection of associated buildings and formation of car parking with access and ancillary drainage and landscaping works
Location: Montrave Home Farm Montrave Kennoway Fife
Applicant: Mrs June MacGeachy Montrave Home Farm Montrave Kennoway United Kingdom KY8 5NZ
Agent: Pippa Gardner 16 Norwood Newport On Tay United Kingdom DD6 8DW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The approved development shall adhere to all bio-diversity measures identified within the report prepared by Littlewood Land Care Dated the 13th February 2023, unless as agreed in writing by Fife Council as Planning Authority.
3. No tree works or scrub clearance shall occur on site from 1st March through to 31st August in any year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale. For the avoidance of doubt the survey must be carried out no longer than 24 hours prior to the clearance works commencing.
4. Prior to the development coming into use for the first time, visibility splays 4.5 metres x 210 metres shall be provided and maintained clear of all obstructions exceeding 900mm in height above the adjoining road channel level, at the junction of the vehicular access and the A916, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development. For the avoidance of doubt, from a drivers eye height of 1.05 metres at the x-distance (4.5 metres from the A916 channel line) all points within the visibility triangle (210 metres in both directions from the centreline of the vehicular access) shall be intervisible, which may result in objects less than 900mm high having to be removed/lowered.
5. Prior to the development coming into use for the first time, the first 20 metres of the vehicular access (measured from the A916 channel line) shall be widened to a minimum of 5.5 metres. The widened vehicular access and existing junction bellmouth shall be reconstructed with a bound finish (DBM or HRA).
6. Prior to the development coming into use for the first time, the existing Montrave Farm hail and ride bus stops shall be upgraded to formal bus stops with the provision of bus stop flags, poles, boarders and hardstanding (minimum of 2 metres x 5 metres). Work shall include the provision of a 2 metres wide footway between the vehicular access and westbound stop and a dropped kerb pedestrian crossing point to the eastbound stop, all in accordance with the current Fife Council Transportation Development Guidelines. A detailed layout shall be submitted for the approval of Fife Council and thereafter implemented in accordance with the approved drawing
7. Prior to the development coming into use for the first time, the parking areas and passing place as shown on documents 03 and 04 shall be completed and available for use.
8. Surface water management should comply Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).
- 9.
10. 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.
11. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all 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.

12. BEFORE THE FACILITIES HEREBY APPROVED BECOME OPERATIONAL, details of the proposed external lighting (including the proposed light spillage zones) shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter the agreed external lighting scheme shall be installed and maintained as such for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure appropriate bio-diversity measures are undertaken.
3. In order to avoid disturbance during bird breeding seasons.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the A916.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate public transport facilities and design layout and construction.
7. To ensure the provision of adequate off-street parking and passing facilities.
8. In the interests of providing adequate drainage.
9. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
10. 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.
11. To ensure all contamination within the site is dealt with.
12. In the interests of residential and visual amenity; to ensure that the proposed development does not detract from the character and appearance of the area and protects the amenity of nearby residents and sensitive receptors.

139 **Application No:** 23/02069/LBC

Date Decision Issued: 17/10/2023

Ward: Leven, Kennoway And Largo
Proposal: Listed Building Consent for installation/refurbishment of windows and replacement 2 no. doors
Location: The Bain Hall 4A Forman Road Leven Fife KY8 4HH
Applicant: Mr & Mrs M. Campbell The Bain Hall 4A Forman Road Leven Fife KY8 4HH
Agent: Liam Anderson Office 10, Fife Renewables Innovation Centre Ajax Way Methil Leven Fife KY8 3RS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

140 **Application No:** 23/00951/FULL

Date Decision Issued: 24/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Change of use from shop (Class 1A) to dwellinghouse (Class 9)

Location: 6 Union Street Leven Fife KY8 4NJ

Applicant: Mr Arif Anees 11 Inchkeith Crescent Kirkcaldy Scotland KY11GL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

141 **Application No:** 23/02908/CLP

Date Decision Issued: 24/10/2023

Ward: Leven, Kennoway And Largo

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

Location: 7 Coldstream Park Leven Fife KY8 5TB

Applicant: Mr & Mrs Dignan 7 Coldstream Park Leven Fife Scotland KY8 5TB

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

Application Permitted - no conditions

142 **Application No:** 23/02368/FULL

Date Decision Issued: 25/10/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse, porch extension to front of dwellinghouse, and installation of windows and rooflights

Location: Balsusney Cottage 46 Main Street Upper Largo Leven Fife KY8 6EW

Applicant: Mr G Donaldson Balsusney 46 Main Street Upper Largo Fife KY8 6EW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Lochgelly, Cardenden And Benarty
Proposal: Single storey extension to side/rear of dwellinghouse
Location: 119 Kirkland Gardens Ballingry Lochgelly Fife KY5 8JU
Applicant: Miss B Kausar 119 Kirkland Gardens Ballingry KY5 8JU
Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Lochgelly, Cardenden And Benarty
Proposal: Change of use of scrub land to form dog exercise facility (Class 11) including formation of road access and car parking, gated enclosures and erection of timber shelters with associated drainage works
Location: Capledrae Bungalow Lochgelly Fife KY5 0HQ
Applicant: Mr & Mrs Lloyd & Pauline Clemison Capledrae Bungalow By Cardenden Lochgelly United Kingdom KY5 0HQ
Agent: Stewart Davidson 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to completion of the development unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
4. Prior to approval being granted, revised plans showing the provision of the full extents of the 4.5m x 210m visibility splays to both the nearside and far side road channel lines of the public road in both directions shall be submitted for approval by Fife Council as Planning Authority. All obstructions within these splays shall be maintained at a height not exceeding 1 metre above the adjoining road channel level and the plans shall identify any existing trees, bushes and other foliage that must be removed or cut back to ensure these splays are provided and retained for the lifetime of the development.
5. Prior to the dog exercise business use commencing, vehicular access to the proposed dog exercise facility and Capledrae Bungalow shall solely be via the new vehicular access to the site for the lifetime of the development. For the avoidance of doubt, the existing western vehicular access shall only serve Capledrae Cottage and shall not be permitted to serve either the proposed dog exercise facility or Capledrae Bungalow for the lifetime of the development
6. Prior to the dog exercise business use commencing, the construction of the rural commercial style vehicular crossing of the verge shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G
7. Prior to the dog exercise business use commencing, the new access driveway 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 roadside verge shall be constructed in a paved material
8. Prior to the dog exercise business use commencing, the turning and off-street parking areas shown on Drawing No (once revised plan has been submitted as per condition 3.1 above, add detail of number and revision of plan) shall be constructed and available for use for customers. The parking and turning areas shall be retained for the lifetime of the development

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
3. To ensure the effective management of surface water and to ensure that the required drainage works are

carried out and operational at the required stage of the development.

4. In the interest of road safety; to ensure the provision of adequate junction visibility splays.
5. In the interest of road safety; to ensure the provision of an adequate design layout and adequate junction visibility splays.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to ensure the provision of an adequate turning facilities and off-street parking.

Ward: Lochgelly, Cardenden And Benarty
Proposal: Installation of replacement play park including provision of play equipment and associated development and landscaping
Location: Lochore Meadows Country Park Lochore Meadows Lochore Lochgelly Fife KY5 8BA
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT
Agent: David McDougall Property Services Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes United Kingdom KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

146 **Application No:** 23/02164/FULL

Date Decision Issued: 20/10/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Dormer extension to side of dwellinghouse

Location: Denside Cottage North Dundonald Farm Cardenden Lochgelly Fife KY5 0AH

Applicant: Mr Hugh McMillan Denside Cottage North Dundonald Farm Cardenden KY5 0AH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

147 **Application No:** 23/02873/APN

Date Decision Issued: 27/10/2023

Ward: Lochgelly, Cardenden And Benarty

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

Location: Parsons Mill Cardenden Lochgelly Fife KY5 0HA

Applicant: Mr Harry McLeod Parsons Mill Orebank Road Cardenden UK KY50HA

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

Application Permitted - no conditions

148 **Application No:** 23/02047/FULL

Date Decision Issued: 05/10/2023

Ward: Rosyth

Proposal: Revised application for replacement porch extension to front of dwellinghouse

Location: Omega 22 Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

Applicant: Mr Colin Kilgour Omega 22 Halketts Hall Limekilns KY11 3HJ

Agent: Peter Cummins 1 West Road Charlestown KY11 3EW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

149 **Application No:** 23/01767/CLP

Date Decision Issued: 10/10/2023

Ward: Rosyth

Proposal: Certificate of Lawfulness (Proposed) for extension to manufacturing Bay 17 (including demolition)

Location: Babcock Marine Engineered Products Building 164 Watt Road Rosyth Business Park Rosyth Fife

Applicant: Babcock International Group Babcock Marine Engineering & Systems Rosyth Business Park Rosyth Scotland KY11 2YD

Agent: Chris Buchanan Ratho Park One Robertson Group 88 Glasgow Road, Ratho Station NEWBRIDGE United Kingdom EH28 8PP

Application Permitted - no conditions

150 **Application No:** 23/02099/FULL

Date Decision Issued: 12/10/2023

Ward: Rosyth

Proposal: Erection of domestic outbuilding to rear of dwellinghouse

Location: 41 Double Row Charlestown Dunfermline Fife KY11 3EJ

Applicant: Mr Sean Docherty 41 Double Row Charlestown KY11 3EJ

Agent: Gordon Dunn 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

151 **Application No:** 23/02043/LBC

Date Decision Issued: 02/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for internal and external alterations, including room layout changes, installation of insulation, replacement window and doors, and installation of vents

Location: 36 North Street St Andrews Fife KY16 9AQ

Applicant: Mr & Mrs Dominic & Annabel Gibbs 36 North Street St Andrews Fife KY16 9AQ

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

Application Permitted - no conditions

152 **Application No:** 23/02046/FULL

Date Decision Issued: 02/10/2023

Ward: St. Andrews

Proposal: External alterations including replacement window and doors, and installation of vents

Location: 36 North Street St Andrews Fife KY16 9AQ

Applicant: Mr & Mrs Dominic & Annabel Gibbs 36 North Street St Andrews Fife KY16 9AQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Erection of dwellinghouse (Class 9) including formation of car parking, erection of boundary enclosure and associated engineering and groundwork operations
Location: Land To The West Of Brownhills Cottages Brownhills St Andrews Fife
Applicant: Ms H O'Harrow Hillcrest Blebocraigs Blebocraigs UK KY15 5UQ
Agent: David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development 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 therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; 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).

154 **Application No:** 23/02124/FULL

Date Decision Issued: 06/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows and associated alterations

Location: 100 Market Street St Andrews Fife KY16 9PB

Applicant: Barclays Bank Plc 1 Churchill Place Canary Wharf London United Kingdom E14 5HP

Agent: Patrick Chiu 7th Floor Aldgate House 33 Aldgate High Street London United Kingdom EC3N 1AG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

155 **Application No:** 23/02437/LBC

Date Decision Issued: 06/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations

Location: St Andrews Local Office St Marys Place St Andrews Fife KY16 9UY

Applicant: SKYE Sands Limited Thomas House 84 Eccleston Square London England SW1V 1PX

Agent: Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

156 **Application No:** 23/01517/FULL

Date Decision Issued: 09/10/2023

Ward: St. Andrews

Proposal: External alterations to include partial alteration of roof, repainting of render, installation of replacement windows and doors, installation of new windows and doors, refurbishment of existing windows, installation of glass balustrade, alterations to ground/footpath levels, alteration to boundary wall and formation of new canopy and entrance.

Location: Scores Hotel 76 The Scores St Andrews Fife KY16 9BB

Applicant: The Scores Hospitality Limited C/o Arthur Cox Victoria House Gloucester Street Belfast United Kingdom BT1 4LS

Agent: Unwin Jones Bridge Lane Studio Caldewgate Carlisle Cumbria CA2 5SS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

157 **Application No:** 23/02127/LBC

Date Decision Issued: 09/10/2023

Ward: St. Andrews

Proposal: Listed Building Consent for replacement of 2 No. internal doors

Location: 40-42 South Street St Andrews Fife KY16 9JT

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

Agent: Jenniffer Kielb Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Erection of domestic outbuilding

Location: Firhallen Bonfield Road Strathkinness St Andrews Fife KY16 9RR

Applicant: Dr Lawrence Beere Firhallen Bonfield Road Strathkinness St Andrews Fife KY16 9RR

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The office 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 comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or commercial office.

159 **Application No:** 23/02215/FULL

Date Decision Issued: 10/10/2023

Ward: St. Andrews

Proposal: Installation of 2 No. door canopies

Location: 92 Hepburn Gardens St Andrews Fife KY16 9LN

Applicant: Dow Investments Plc 92 Hepburn Gardens St Andrews Fife KY16 9LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05, the proposed study door canopy shall be shall be detailed as shown on approved drawing 06 unless otherwise agreed in writing by this Planning Authority BEFORE any works start on site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To reserve the rights of the Planning Authority with respect to these details.

160 **Application No:** 23/02216/LBC

Date Decision Issued: 10/10/2023

Ward: St. Andrews

Proposal: Listed building consent for installation of 2 No. door canopies

Location: 92 Hepburn Gardens St Andrews Fife KY16 9LN

Applicant: Dow Investments Plc The White House 92 Hepburn Gardens St Andrews Fife KY16 9LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 05, the proposed study door canopy shall be shall be detailed as shown on approved drawing 06 unless otherwise agreed in writing by this Planning Authority BEFORE any works start on site.

Reason(s):

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

161 **Application No:** 23/01978/FULL

Date Decision Issued: 11/10/2023

Ward: St. Andrews

Proposal: Single storey extension off gable wall, extension of the existing dormer and installation of two new dormers to front.

Location: 22 Main Street Strathkinness St Andrews Fife KY16 9RU

Applicant: Mr Philip Cockburn 22 Main Street Strathkinness United Kingdom KY16 9RU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE WORKS START ON SITE external finishes to the dormers and the rear extension roofs and walls, including external colour finishes, shall be submitted for approval in writing by the Planning Authority.

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

3. FOR THE AVOIDANCE OF DOUBT, the window to the proposed bathroom on the north elevation shall be obscurely glazed upon installation and be permanently maintained as such.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of safeguarding visual amenity.

Ward: St. Andrews
Proposal: Erection of dwellinghouse (demolish existing)
Location: 6 Gregory Place St Andrews Fife KY16 9PU
Applicant: Ms Tracy Davies 6 Gregory Place St Andrews Fife KY16 9PU
Agent: Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. BEFORE WORKS COMMENCE ON SITE a scheme designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and highway) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority
4. 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.

5. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In the interests of safeguarding the amenity of adjoining and nearby residents.
4. To protect the residential amenity of the surrounding area
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

163 **Application No:** 23/02104/FULL

Date Decision Issued: 12/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: Upper Flat 1 Crails Lane St Andrews Fife KY16 9NR

Applicant: Mr Bill Davidson 1 Crails Lane St Andrews Fife KY16 9NR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The replacement windows will be as per typical window drawing (F23-452)201 Rev A/ 02A - EXISTING AND PROPOSED FLOOR PLANS, AND ELEVATIONS unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):

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

164 **Application No:** 23/02105/LBC

Date Decision Issued: 12/10/2023

Ward: St. Andrews

Proposal: Listed building consent for the installation of replacement windows

Location: Upper Flat 1 Crails Lane St Andrews Fife KY16 9NR

Applicant: Mr Bill Davidson 1 Crails Lane St Andrews Fife KY16 9NR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

165 **Application No:** 21/03755/CDC1

Date Decision Issued: 13/10/2023

Ward: St. Andrews

Proposal: Installation of replacement windows, boundary railing and gate - completion of development for approved 21/03755/FULL

Location: 45 Kinnessburn Road St Andrews Fife KY16 8AD

Applicant: Mr & Mrs P Graham 45 Kinnessburn Road St Andrews Fife KY16 8AD

Agent:

Application Permitted - no conditions

166 **Application No:** 23/01603/FULL

Date Decision Issued: 13/10/2023

Ward: St. Andrews

Proposal: External alterations including formation of access ramp and installation of replacement door

Location: Whey Pat 1 Bridge Street St Andrews Fife KY16 9EX

Applicant: Greene King Brewing And Retailing Ltd Westgate Brewery Bury St Edmunds Suffolk UK IP33 1QT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, during operational hours the outward opening gate shall be secured against the existing fence line in a fixed open position to avoid encroachment onto/over the adjoining public footway. Outwith operational hours the gate shall remain in a fixed closed position.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of pedestrian safety; to avoid conflict between pedestrians and the proposed gate opening.

167 **Application No:** 23/01608/FULL

Date Decision Issued: 17/10/2023

Ward: St. Andrews

Proposal: Change of use from retail (Class 1A) to cafe (Class 3)

Location: Ground Floor 131 Market Street St Andrews Fife KY16 9PF

Applicant: Black Sheep Coffee Bar Limited 81 Southwark Street London United Kingdom SE1 0HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To protect the residential amenity of the surrounding area

168 **Application No:** 23/02672/CLE

Date Decision Issued: 17/10/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (Existing) for use of building as guest house (Class 7)

Location: Six Murray Park Guesthouse 6 Murray Park St Andrews Fife KY16 9AW

Applicant: Mr Tony Watson Murray Park 6 Murray Park St Andrews Scotland KY169AW

Agent:

Application Permitted - no conditions

169 **Application No:** 23/02533/CLP

Date Decision Issued: 18/10/2023

Ward: St. Andrews

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

Location: Little Hayes 2 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Mrs Myra Hollie Nielsen Little Hayes 2 St Leonards Road St Andrews UK
KY16 9DY

Agent:

Application Permitted - no conditions

170 **Application No:** 23/02412/LBC

Date Decision Issued: 19/10/2023

Ward: St. Andrews

Proposal: Listed building consent for external and internal alterations including the installation of replacement windows and 2 dormers and 3 roof lights.

Location: Upper Floors 83 Market Street St Andrews Fife KY16 9NX

Applicant: Skye Sands Ltd And WT Market Street Ltd 14th Floor 33 Cavendish Square
London England W1G 0PW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

171 **Application No:** 23/02484/FULL

Date Decision Issued: 20/10/2023

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse and the erection of a privacy fence

Location: 19 Hay Fleming Avenue St Andrews Fife KY16 8YH

Applicant: Mr & Mrs G. MacConnachie 19 Hay Fleming Avenue St Andrews Fife KY16 8YH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE REAR EXTENSION HEREBY APPROVED IS BROUGHT INTO USE, the east rear garden boundary shall be enclosed by a horizontally boarded timber panelled fence to match existing across its full width to a height of 2.0 metres and thereafter be permanently maintained.
3. FOR THE AVOIDANCE OF DOUBT, the new boundary fence described under condition 1 shall be erected along the red boundary line as shown on the 1:500 Block Plan on approved drawing 01.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity of neighbouring property.
3. To clarify the scope of the consented works and to ensure development is carried out in accordance with the approved plans.

Ward: St. Andrews
Proposal: Change of use from office (Class 4) to form 5 flatted dwellings (Sui Generis) including installation of replacement windows and 2 dormers and 3 roof windows and refurbishment works to roof and chimneys and other associated alterations
Location: Upper Floors 83 Market Street St Andrews Fife KY16 9NX
Applicant: Skye Sands LTD & WT Market Street LTD 14th Floor 33 Cavendish Square London England W1G 0PW
Agent: Muir Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

Ward: St. Andrews

Proposal: Erection of student accommodation (241 units) with associated accesses, parking, landscaping and infrastructure (Approval of Matters Specified in Conditions 2 (Parts c, g, h and i), 3 (application requirements), 7 (landscaping), 8 (archaeology) and 20 (DAS) of consent 22/00990/PPP)

Location: Madras College Kilrymont Road St Andrews Fife KY16 8DE

Applicant: Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow United Kingdom G12 8DR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE COMMENCEMENT OF WORKS, details of the following shall be submitted for the prior written approval of Fife Council as Planning Authority and shall be carried out in full in accordance with the approved details.
 - (a) A Construction Method Statement, including an Environmental Protection Plan and Scheme of Works relating to construction activities on site;
 - (b) A Public Art Strategy for the site in accordance with Making Fife's Places Supplementary Guidance, or as superseded;
3. PRIOR TO THE COMMENCEMENT OF WORKS, archaeological fieldwork shall be undertaken in line with the approved written scheme of investigation. Upon completion of the fieldwork, a data structure report (DSR) shall be submitted and approved in writing by this Planning Authority
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
5. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to occupation of the first student flat, the agreed off-street car parking and 135 secure cycle parking spaces shall be provided. The parking spaces shall be retained through the lifetime of the development, unless otherwise agreed by Fife Council as Planning Authority.
7. No works shall be undertaken which in any way impinge or obstruct alleged or vindicated rights of way on or adjacent to the application site, including during construction, unless otherwise agreed in writing with Fife Council as Planning Authority.
8. PRIOR TO THE COMMENCEMENT OF WORKS, flooding and drainage information shall be approved in writing by Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.

9. PRIOR TO THE COMMENCEMENT OF WORKS, a detailed specification, including trade names where appropriate, of the proposed external materials shall be submitted to and approved in writing by the Planning Authority. A full-size sample panel of all facade components should be erected if requested at a location agreed with the Planning Authority.
10. To minimise noise disturbance at nearby premises, 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. Under the Control of Pollution Act 1974, Section 60 Fife Council Protective Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out. Due to the proximity of existing residential properties, I would request that the applicant submit a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from the construction phase of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.
11. 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.
12. The premises shall not be brought into use until all works specified in the approved Noise Assessment have been carried out in full and such works shall be thereafter retained.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To specify the supporting information required for an application for approval of matters by condition.
3. In order to safeguard the archaeological heritage of the site.
4. To ensure all contamination within the site is dealt with.
5. In the interests of road safety.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. To ensure that all existing rights of way are protected and not adversely affected as a result of the development.
8. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
9. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
10. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.
11. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.
12. In the interests of safeguarding the amenity of noise sensitive receptors from the effects of noise.

174 **Application No:** 23/01869/FULL

Date Decision Issued: 27/10/2023

Ward: St. Andrews

Proposal: Erection of timber framed structure and ancillary groundworks

Location: Botanic Gardens Canongate St Andrews Fife KY16 8RT

Applicant: Mr Harry Watkins St Andrews Botanic Garden Cannongate St Andrews Scotland KY16 8RT

Agent: Richard Keating 149 Market Street St Andrews Fife KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees (not shrubs) on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

175 **Application No:** 23/02326/FULL

Date Decision Issued: 27/10/2023

Ward: St. Andrews

Proposal: Formation of hardstanding (to facilitate crane access)

Location: Old Course Hotel Old Station Road St Andrews Fife KY16 9SP

Applicant: St Andrews Links Trust Pilmour House St Andrews United Kingdom KY16 9SF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Installation of sprinkler tanks, erection of pump house and associated works
Location: Eden Campus Main Street Guardbridge St Andrews Fife KY16 0UU
Applicant: St Andrews Brewers Ltd Eden Mill Distribution Centre 40 Colliery St Glasgow Scotland G32 8SP
Agent: Bharghav Somarouthu 130 Cubie Street Glasgow United Kingdom G40 2AF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed fencing should be coloured black, unless otherwise agreed in writing by this Planning Authority.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

Reason(s):

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

177 **Application No:** 23/01956/FULL

Date Decision Issued: 04/10/2023

Ward: Tay Bridgehead

Proposal: Installation of front and rear dormer extensions.

Location: 2 Glebe Place Tayport Fife DD6 9LR

Applicant: Mr and Mrs Kevin and Laura McDonald 2 Glebe Place Tayport Dundee Scotland DD6 9LR

Agent: Fraser Pitkeathly 20 Grange Road Monifieth Dundee Scotland DD5 4LR

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

178 **Application No:** 23/01979/FULL

Date Decision Issued: 04/10/2023

Ward: Tay Bridgehead

Proposal: Proposed window replacements with double glazed white PVCu units.

Location: 84 Tay Street Newport On Tay Fife DD6 8AP

Applicant: Mr Douglas Robertson 84 Tay Street Newport-On-Tay Scotland DD6 8AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

179 **Application No:** 23/01372/FULL

Date Decision Issued: 05/10/2023

Ward: Tay Bridgehead

Proposal: Erection of domestic carport/shed and erection of boundary gate

Location: 26 Tay Street Newport On Tay Fife DD6 8AL

Applicant: Prof David Collison 26 Tay Street Newport-On-Tay United Kingdom DD68AL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

180 **Application No:** 23/01998/LBC

Date Decision Issued: 05/10/2023

Ward: Tay Bridgehead

Proposal: Listed Building Consent for installation of replacement windows and internal alterations to dwellinghouse and erection of domestic outbuilding

Location: Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

Applicant: Mr Mark Nugent Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

181 **Application No:** 23/01917/FULL

Date Decision Issued: 06/10/2023

Ward: Tay Bridgehead

Proposal: Installation of replacement windows and erection of domestic outbuilding

Location: Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

Applicant: Mr Mark Nugent Mars Cottage 97 Riverside Road Wormit Newport On Tay Fife DD6 8LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Planning permission in principle for erection of dwellinghouse
Location: Woodbine House 11 - 13 King Street Newport On Tay Fife DD6 8BN
Applicant: Mrs Marianne Dee 11-13 King Street Newport on Tay Scotland DD6 8BN
Agent: Jon Law 68 Cooper Drive Perth United Kingdom PH1 3GN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
 - (g) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (h) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).
3. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the full width of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, there shall be off-street parking spaces provided for that dwellinghouse within the curtilage of the site 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.

6. Prior to the 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. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off-street parking and turning manoeuvres to take place.
7. Prior to any works starting on site, visibility splays of 2m x 30 m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05/0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
8. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off-street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off-street parking space.
9. Prior to the occupation of the proposed dwellinghouse and for the avoidance of doubt, any gates to the proposed dwelling shall not open onto the public footpath.
10. 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.
11. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking.
9. In the interest of road and pedestrian safety; to ensure the public footpath is kept clear.
10. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
11. To protect the residential amenity of the surrounding dwellinghouses

183 **Application No:** 22/02613/NMV1

Date Decision Issued: 19/10/2023

Ward: Tay Bridgehead

Proposal: Re-rendering and installation of replacement windows and doors and roof (Non-material variation for amendments to roofing materials relating to application reference 22/02613/FULL)

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mitie Building 177 1 Tutor Road Leuchars Fife KY16 0LB

Agent: Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse with garage and formation of access, boundary enclosures including associated drainage and landscaping works
Location: Land At Fordelhill Farm Drumoig Fife
Applicant: Mr P Carmichael C/o Andrew Black Design 27 Tay Street Lane Dundee Scotland DD1 4EF
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to any works starting on site, visibility splays of 3m x 140m shall be provided to the North and to the South of the vehicular access onto the A914 public classified road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the vegetation within the adopted roadside verges to the North of the proposed access junction, will require to be removed so as to secure the required visibility splay in that direction.
2. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the vehicular access to the rear of the A914 public road shall be constructed in a paved material (not concrete slabs).
3. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the dwellinghouses to allow a vehicle to enter and exit the access onto the A914 public road in a forward gear. The turning area shall be formed outwith any of the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off-street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained throughout the lifetime of the development for the purposes of off-street parking.
6. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off-street parking space.
7. 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.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

9. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.
10. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility splays, from the outset of the proposed works, at the junction of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
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. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking.
7. 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.
8. To ensure all contamination within the site is dealt with.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
10. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

185 **Application No:** 23/02231/LBC

Date Decision Issued: 19/10/2023

Ward: Tay Bridgehead

Proposal: Listed building consent for installation of replacement windows and doors and roof and render (amendments to roofing materials relating to application reference 22/02612/LBC)

Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

Applicant: Mitie Building 177 177 1 Tutor Road Leuchars Fife KY16 0LB

Agent: Stuart Buchanan 177 Bothwell Street Glasgow Scotland G2 7ER

Application Permitted - no conditions

186 **Application No:** 23/02433/FULL

Date Decision Issued: 26/10/2023

Ward: Tay Bridgehead

Proposal: Change of use from office (Class 1A) to shop (Class 1A) and cafe/delicatessen (Class 3) with ancillary hot food take-away (Sui Generis)

Location: 18 High Street Newport On Tay Fife DD6 8AD

Applicant: Mashed Neep Ltd 41 Dundee Road West Broughty Ferry Dundee United Kingdom DD5 1NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods (unless otherwise agreed in writing with this Planning Authority) where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.

Reason(s):

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

187 **Application No:** 23/01575/FULL

Date Decision Issued: 05/10/2023

Ward: West Fife And Coastal Villages

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

Location: 12 Link Road Oakley Dunfermline Fife KY12 9RU

Applicant: Mr Muhammad Shafiq 5 Castle Park Kincardine Scotland FK10 4QH

Agent: Sabahat Hamad 7c High Station Road Falkirk Scotland FK1 5LP

Deemed Refused

Reason(s):

1. In the interests of safeguarding residential amenity; insufficient information has been submitted by the applicant to demonstrate that the proposed use and the extract ventilation system would effectively extract and disperse the cooking fumes generated by the use without giving rise to unacceptable noise, odours and nuisance; all contrary to National Planning Framework 4 (2023) Policy 23 (Health and Safety); PAN 1/2011 Planning and Noise (2011); Policies 1 (Development Principles) and 10 (Amenity) of the Adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink (2016).

188 **Application No:** 23/01761/FULL

Date Decision Issued: 06/10/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows

Location: 21 Forth Street Kincardine Alloa Fife FK10 4LX

Applicant: Mr John Jenkins 21 Forth Street Kincardine Alloa Fife FK10 4LX

Agent: Scott Fairclough Fairgrove Architectural Services Main Street Skinflats Falkirk
Scotland FK2 8NU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

189 **Application No:** 23/01762/LBC

Date Decision Issued: 06/10/2023

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for installation of replacement windows

Location: 21 Forth Street Kincardine Alloa Fife FK10 4LX

Applicant: Mr John Jenkins 21 Forth Street Kincardine Alloa Fife FK10 4LX

Agent: Scott Fairclough Fairgrove Architectural Services Main Street Skinflats Falkirk
Scotland FK2 8NU

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of 5 holiday lodges and formation of access and parking
Location: Land 100M South Balmule Cottage Balmule Fife
Applicant: Mr Patrick Slattery 19 Kirkbrae Fraserburgh Scotland AB43 9BY
Agent: Michael Ritchie 27A High Street Banff Scotland AB45 1AN

Deemed Refused

Reason(s):

1. In the interests of safeguarding the countryside from unjustified sporadic development; the need for the proposed development at this location has not been justified as the application site lies outwith any defined settlement boundary and the proposal does not meet any of the criteria set out in Policies 1 or 7 of the Adopted FIFEplan. The proposal is therefore contrary to Policies 1 and 7 of the Adopted FIFEplan (2017) and Policies 29 and 30 of National Planning Framework 4.
2. In the interests of visual amenity; the proposal would fail to safeguard the character and qualities of the landscape resulting in a significant detrimental effect on the visual amenity of the area, contrary to Policy 14: Design, Quality and Places and 29: Rural Development of NPF4 and Policies 1 and 10 of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interest of road safety; the development would be unable to provide adequate visibility splays, thereby resulting in a significant detrimental impact on existing levels of road safety, contrary to Policy 13: Sustainable Transport of NPF4 and Policy 1: Development Principles and Policy 3: Infrastructure and Services, of the adopted FIFEplan (2017).

191 **Application No:** 23/01194/LBC

Date Decision Issued: 12/10/2023

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal and external alterations including partial demolition of listed building, single storey extension to rear of dwellinghouse, installation of rooflights, replacement door, new and replacement windows, re-pointing and re-roofing

Location: Blairburn Cottage Blairburn Balgownie West Culross Dunfermline Fife KY12 8JN

Applicant: Messrs c/o Gillespie Macandrew 5 Atholl Crescent Edinburgh UK EH3 8EJ

Agent: Findlay McPherson Elm House Cradlehall Business Park Inverness United Kingdom IV2 5GH

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use from stable to form extension to dwellinghouse (Class 9)
Location: Blairburn Cottage Blairburn Balgownie West Culross Dunfermline Fife KY12 8JN
Applicant: Messrs c/o Gillespie Macandrew 5 Atholl Crescent Edinburgh UK EH3 8EJ
Agent: Findlay McPherson Elm House Cradlehall Business Park Inverness United Kingdom IV2 5GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 2 off-street parking spaces for vehicles and a turning area for a car, all in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 471224/PL04 Revision A. The parking spaces and turning area shall be retained for the lifetime of the development.
3. Prior to the development coming into use; all measures as advised within Section 9 of the Survey Report (Document 12) shall be carried out in full.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. to ensure the protected species are not impacted by the proposed development.

Ward: West Fife And Coastal Villages

Proposal: Change of use of woodland to hutting site (1 hut)

Location: Land To The North Of Balmule Fishery Fife

Applicant: Mr Stuart Lewis 11 Brunswick Terrace Edinburgh Scotland EH7 5PG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hut, hereby approved, shall only be used as a hut as defined in the National Planning Framework 4 (2022) (NPF4). For the avoidance of doubt, NPF4 describes a hut as 'a simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups SPP describes a hut as 'a simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m2; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.

194 **Application No:** 23/02294/TPA

Date Decision Issued: 17/10/2023

Ward: West Fife And Coastal Villages

Proposal: Prior Approval for installation of telecoms base station
Site: Land at Moorlands, Kelty

Location: Land 330M East Of Moorlands Kelty Fife

Applicant: EE (UK) Ltd. & Hutchison UK Ltd. Thames Tower Station Road Reading RG1
1LX

Agent: Robert Poulter 1A Station Court Station Road Guiseley LS20 8EY

Application Permitted - no conditions

195 **Application No:** 23/01839/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Siting of mobile home for use as ancillary accommodation to dwellinghouse (Class 9)

Location: Chapelhill Farm Kilbagie Street Kincardine Alloa Fife FK10 4QF

Applicant: Mr William Buchanan Chapelhill Farm Kilbagie Street Kincardine FK10 4QF

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the temporary structure hereby approved shall be removed from the site and the site reinstated to its original condition no later than 3 years from the date of this consent unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.

196 **Application No:** 23/02080/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of replacement windows and doors

Location: 23 Kirk Street Kincardine Alloa Fife FK10 4PT

Applicant: Mrs S Smith 23 Kirk Street Kincardine UK FK10 4PT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

197 **Application No:** 23/02608/FULL

Date Decision Issued: 19/10/2023

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to side of dwellinghouse

Location: West Lethans Bungalow Knockhill Dunfermline Fife KY12 9TF

Applicant: Mrs Tracy Wheeler West Lethans Bungalow Knockhill Dunfermline Fife KY12 9TF

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

198 **Application No:** 23/02755/APN

Date Decision Issued: 20/10/2023

Ward: West Fife And Coastal Villages

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

Location: Langfauld Steading Cowstrandburn Saline Dunfermline Fife KY12 9HR

Applicant: Mr Kevin Davidson Langfauld Steading Cowstrandburn Saline Dunfermline
Fife KY12 9HR

Agent:

Application Permitted - no conditions

199 **Application No:** 23/02220/FULL

Date Decision Issued: 23/10/2023

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic outbuilding and formation of paved surface

Location: 18 Erskine Brae Culross Dunfermline Fife KY12 8HZ

Applicant: Mr Grant Ferguson 18 Erskine Brae Culross Dunfermline Fife KY12 8HZ

Agent: Daniel Henderson Holly Cottage Braeface Road near Banknock Bonnybridge
Scotland FK4 1UE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE OUTBUILDING HEREBY APPROVED BECOMES OPERATIONAL, the agreed compensatory tree planting (i.e. 2 Silver Birch) shall be carried out on site and this shall be in advance of the next available tree growing season unless otherwise agreed in writing with this Planning Authority. Thereafter, should the replanted tree(s) die within the first 36 months of planting, they should be replanted at the expense of the landowner.

Reason(s):

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