



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 5/15/2023 - 6/11/2023

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

1 **Application No:** 23/00605/FULL

Date Decision Issued: 25/05/2023

Ward:

Proposal: Installation of Scottish Water Top Up Tap

Location: Land Opposite 47 Shore Street Anstruther Harbour East Shore Anstruther Fife

Applicant: . Scottish Water The Bridge 2 Buchanan Gate Business Park Stepps United Kingdom G33 6FB

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.

2 **Application No:** 22/04150/FULL **Date Decision Issued:** 17/05/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of staircase

Location: Street Record Poplar Road Methil Fife

Applicant: Scottish Water The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

Agent: Lesley Brown The Bridge Buchanan Gate Business Park Stepps United Kingdom G33 6FB

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 hereby approved development being brought in to use, details of any damage to the Core Path Network because of the development alongside details of repair works to be carried out shall be submitted for the approval of Fife Council. The approved restoration works shall be carried out within the first 12 months of the hereby approved development being brought in to use.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. 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 any damage to the core paths is remediated.
3. To ensure all contamination within the site is dealt with.

3 **Application No:** 23/00124/FULL **Date Decision Issued:** 08/06/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Extension to dwellinghouse.

Location: 329 Wellesley Road Methil Leven Fife KY8 3BT

Applicant: Mrs J Smart 329 Wellesley Road Methil Fife KY8 3BT

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.

4 **Application No:** 23/00759/FULL **Date Decision Issued:** 16/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Change of use of agricultural land to form conventional cemetery and eco-cemetery including erection of columbarium and formation of vehicular access with associated parking, landscaping and engineering operations (Section 42 application to remove condition 5 and vary conditions 4 and 6 of planning permission 18/02265/FULL)

Location: Land Adjacent To Lochside Stables Grangehill Kinghorn Fife

Applicant: Mr Ken Hunter 45 Myre Crescent Kinghorn Burntisland UK KY3 9UB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the new vehicular access coming into use, the construction of the double width vehicular crossing of the footway/roadside verge shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the provision of adequate measures to intercept surface water run-off, prior to it reaching the public road.
3. Prior to the new vehicular access coming into use, the 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.
4. Prior to the new vehicular access coming into use, visibility splays 2.4m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained in perpetuity.
5. Prior to any construction work commencing on site, the developer will provide a supporting statement to the Planning Authority for approval in writing that addresses the requirement to provide adequate wheel cleaning facilities to ensure that no mud, debris or other deleterious material is carried by site vehicles onto the public roads. For the avoidance of doubt, no work shall commence until the statement has been approved in writing by Fife Council as Planning Authority.
6. BEFORE ANY PLANTING WORK STARTS ON SITE, a detailed planting plan scheme and management plan for the site; and details of the exterior of the columbarium, shall be submitted for approval in writing by this Planning Authority. The plan will include details of the location of the areas to be planted, the nature, design and specifications of the proposed species to be planted, and timescale for doing so. It will also set out proposals for maintenance including: annual checks; replacement planting; fencing; ground preparation; and any drainage. The planting scheme as approved shall be implemented within the first planting season following the development hereby approved coming into use
7. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning Authority for a period of 5-years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
8. The cemetery development hereby approved shall only be used for the purposes identified within the approved Supporting Statement (Planning Reference 04).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction. 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 adequate visibility at the junctions of the vehicular access with the public road.
5. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
6. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality and enhancement to the existing woodland.
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. In order to ensure that proper control is retained over the development and in the interests of safeguarding road safety due to the limitations of the site.

5 **Application No:** 20/03053/NMV1 **Date Decision Issued:** 26/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of 12 dwellinghouses (amendment to planning permission reference 17/01210/FULL to decrease number of dwellinghouses in phase 3 from 20 dwellinghouses to 12 dwellinghouses) (Non-Material Variation to 20/03053/FULL for changes to drydash render on Plot 12)

Location: Land To West Of Grange Road Burntisland Fife

Applicant: Mr Kevin MacKenzie Unit 1 Burnhouse Industrial Estate Whitburn EH47 0LQ

Agent:

Application Permitted - no conditions

6 **Application No:** 23/00245/FULL **Date Decision Issued:** 06/06/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Change of use from vacant bank (Class 2) to hot food takeaway (Sui Generis) and installation of flue and replacement door

Location: Halifax Bank Of Scotland 34 High Street Kinghorn Burntisland Fife KY3 9UE

Applicant: Sava Estates 34 High Street Kinghorn Scotland KY3 9UE

Agent: Don Bennett 10 Park Court Glasgow Scotland 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. The ventilation system shall be installed prior to the commencement of the use. The approved ventilation system should be maintained as per the manufacturers recommendations for the lifetime of the use.

Reason(s):

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

Ward: Cowdenbeath**Proposal:** Siting of five containers for purposes ancillary to use of football grounds, including one as extension to existing building (all retrospective)**Location:** Central Park Bath Street Kelty Fife**Applicant:** Mr Dean McKenzie 15 Middleton Park Middleton Park Kelty United Kingdom KY4 0GZ**Agent:** Stuart Hannah Liberty Centre Pitreavie Way Dunfermline UK KY11 8QS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE EACH CONTAINER HEREBY APPROVED IS FIRST BROUGHT INTO USE (OR WITHIN SIX MONTHS OF THE DATE OF THIS CONSENT FOR ANY CONTAINER HEREBY APPROVED WHICH HAS ALREADY BEEN BROUGHT INTO USE), details of drainage/SuDS infrastructure serving the respective container and such related information as necessary, consistent with the requirements of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements, shall have been submitted to and approved in writing by the planning authority.
2. BEFORE EACH CONTAINER HEREBY APPROVED IS FIRST BROUGHT INTO USE (OR WITHIN SIX MONTHS OF THE DATE OF THIS CONSENT FOR ANY CONTAINER HEREBY APPROVED WHICH HAS ALREADY BEEN BROUGHT INTO USE), the drainage/SuDS infrastructure approved pursuant to Condition 2 above and serving the respective container shall have been constructed, installed and made fully operational. The drainage/SuDS infrastructure made operational shall thereafter be retained and maintained to serve the respective container for the duration of that container being on site.
3. Notwithstanding the provisions of The Town and Country Planning (Scotland) Act 1997 (as amended), The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), USE OF THE CONTAINERS HEREBY APPROVED SHALL BE RESTRICTED TO PURPOSES ANCILLARY TO THE USE OF THIS SITE AS FOOTBALL GROUNDS.
4. BEFORE EACH CONTAINER HEREBY APPROVED IS FIRST BROUGHT INTO USE (OR WITHIN SIX MONTHS OF THE DATE OF THIS CONSENT FOR A CONTAINER HEREBY APPROVED WHICH HAS ALREADY BEEN BROUGHT INTO USE), confirmation that the approved SuDS serving the respective container has been constructed in line with current best practice shall have been submitted to Fife Council as planning authority. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
5. In so far as pertains to each container, in the event that the above conditions are not discharged within the stated period, THE RESPECTIVE CONTAINER SHALL BE WHOLLY AND PERMANENTLY REMOVED WITHIN ONE MONTH OF THE END OF THE STATED PERIOD.

Reason(s):

1. To ensure proper control over the development hereby approved, in the interests of good planning.
2. To ensure a scheme for the management of surface water consistent with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
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. To ensure the SuDS infrastructure has been constructed in accordance with the details approved and in accordance with current best practice.
5. To avoid development inconsistent with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.

8 **Application No:** 23/00937/FULL **Date Decision Issued:** 02/06/2023

Ward: Cowdenbeath

Proposal: Single storey extension to front and glazed enclosed canopy to side of dwellinghouse

Location: 295F High Street Cowdenbeath Fife KY4 9QH

Applicant: Mr Steve Porter 295F High Street Cowdenbeath KY4 9QH

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

9 **Application No:** 23/00533/FULL **Date Decision Issued:** 06/06/2023

Ward: Cowdenbeath

Proposal: Temporary siting for five years of portable building for office/Sunday school purposes ancillary to use of church (Class 10) and associated development

Location: 52 Main Street Kelty Fife KY4 0AE

Applicant: Mr Eric Wardlaw 11 Renton Drive Kinross United Kingdom KY13 8FN

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. BEFORE THE PORTABLE BUILDING HEREBY APPROVED IS FIRST BROUGHT INTO USE, the fencing hereby approved shall have been erected in its entirety and painted in accordance with the approved drawings, the said fencing thereafter retained as such throughout the period the said portable building is on site.
3. The portable building hereby approved shall only be used as an office (not principally for visiting members of the public) and/or as a Sunday school (for the provision of religious instruction), in all cases only in so far as ancillary to use of the adjacent premises at 52, Main Street, Kelty for public worship or religious instruction.
4. The Sunday school use hereby approved shall not operate outwith the period from 11am to 1.30pm on Sundays, unless otherwise agreed in advance, in writing by the planning authority.
5. The exterior of the portable building hereby approved, excluding its windows, shall be dark grey in colour.
6. The portable building hereby approved shall not continue to be sited beyond the date five years from the date of this consent, or the date six months from the adjacent premises at 52, Main Street, Kelty ceasing to be used for public worship/religious instruction, whichever date is the earlier; by which end date the said building and fencing hereby approved shall have been permanently removed from the site and the land reinstated to its current condition.

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.
3. For the avoidance of doubt as to the development hereby approved, and to retain proper control over the development in the interests of amenity.
4. In the interests of residential amenity.
5. In the interests of visual amenity.
6. To ensure proper control over the development hereby approved, consistent with that applied for, in the interests of amenity.

10 **Application No:** 23/01041/FULL

Date Decision Issued: 06/06/2023

Ward: Cowdenbeath

Proposal: Erection of detached single garage

Location: 1 The Neuk Torbeith Gardens Hill Of Beath Cowdenbeath Fife KY4 8DZ

Applicant: Mrs Maureen Haddow 1 The Neuk Torbeith Gardens Hill of Beath Fife KY4 8DZ

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.

11 **Application No:** 23/01065/FULL **Date Decision Issued:** 06/06/2023

Ward: Cowdenbeath

Proposal: Replacement single storey extension to rear of dwellinghouse

Location: 22 Natal Place Cowdenbeath Fife KY4 8HX

Applicant: Mrs E Smith 22 Natal Place Cowdenbeath KY4 8HX

Agent: Andrew Allan AYE House Admiralty Park Dunfermline 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.

12 **Application No:** 22/04252/FULL

Date Decision Issued: 07/06/2023

Ward: Cowdenbeath

Proposal: Subdivision of existing dwellinghouse (Class 9) to form 2 dwellinghouses (Class 9); and external alterations including erection of replacement porch extension; installation of windows, rooflights and doors; erection of boundary wall and gates; and the installation of two air source heat pumps

Location: Lumphinnans Farm Viewfield Terrace Lochgelly Cowdenbeath Fife KY4 8HN

Applicant: Mr Charles Ekin Leithbank House East Haugh Kirknewton West Lothian UK EH27 8DJ

Agent: Greg Holstead 35 Joppa Road Edinburgh United Kingdom EH15 2HB

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.

13 **Application No:** 23/01273/FULL

Date Decision Issued: 08/06/2023

Ward: Cowdenbeath

Proposal: Erection of holiday accommodation cabin (sui generis) and associated development (part-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

Application Withdrawn

14 **Application No:** 23/00562/FULL **Date Decision Issued:** 22/05/2023

Ward: Cupar

Proposal: Dormer extension to side of dwellinghouse

Location: Loans Cottage Brighton Road Cupar Fife KY15 5DH

Applicant: Mrs Gemma Bisset Loans Cottage Brighton Road Cupar Fife KY15 5DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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.

15 **Application No:** 23/00912/FULL

Date Decision Issued: 05/06/2023

Ward: Cupar

Proposal: Installation of rooflights and replacement door and windows (part retrospective)

Location: Kirkbrae Cottage 29 Main Street Ceres Cupar Fife KY15 5NA

Applicant: Mr & Mr Paul & Bob McLean & McFarlane Kirkbrae Cottage 29 Main Street
Ceres Cupar Fife KY15 5NA

Agent: Tom Morton 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

16 **Application No:** 23/01056/FULL

Date Decision Issued: 05/06/2023

Ward: Cupar

Proposal: Two storey extension to side of dwellinghouse and installation of 2no air source heat pumps

Location: 3 Ashlar Park Cupar Fife KY15 5AQ

Applicant: Mrs Alison Milne 3 Ashlar Park Cupar Fife KY15 5AQ

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment 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.

To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays

08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate.

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.

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 protect the residential amenity of neighbouring sensitive properties

17 **Application No:** 23/01094/FULL

Date Decision Issued: 05/06/2023

Ward: Cupar

Proposal: Two storey extension to dwellinghouse and installation of flue

Location: Lomond View Pittencrieff Farm Foodie Cupar Fife KY15 4QB

Applicant: Mr Lee McMullan Lomond View Pittencrieff Farm Foodie Cupar Fife KY15 4QB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

18 **Application No:** 23/01050/FULL

Date Decision Issued: 07/06/2023

Ward: Cupar

Proposal: Raise roof ridge height to form pitched roof and installation of external staircase to garage

Location: Lynwood 7 Back Lebanon Cupar Fife KY15 4JW

Applicant: Mr Alistair McDermott Lynwood 7 Back Lebanon Cupar Fife KY15 4JW

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

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 UPPER LEVEL STORAGE AREA USE (ABOVE THE GROUND FLOOR GARAGE USE) becomes operational, a 1.8 metres high screen fence shall be installed around the north east and south east perimeter of the upper level landing of the approved external stairwell; the details of which shall be submitted for the prior written approval of this Planning Authority before being installed. Thereafter, the approved screen fencing shall remain in place for the duration of the upper level use unless otherwise agreed in writing.

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 residential amenity regarding issues of privacy.

19 **Application No:** 23/01151/FULL

Date Decision Issued: 08/06/2023

Ward: Cupar

Proposal: Rasie roof ridge height to form pitched

Location: Aisling Blebocraigs Cupar Fife KY15 5UF

Applicant: Mrs Meg MacKinnon Aisling Blebograigs Cupar United Kingdom KY15 5UF

Agent: David Wren 33/2 Church Street Broughty Ferry Dundee United Kingdom DD5 1HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

20 **Application No:** 23/01216/CLP

Date Decision Issued: 15/05/2023

Ward: Dunfermline Central

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

Location: Spynie Cottage 1 Kirklands Dunfermline Fife KY12 7HP

Applicant: Mr Stevie Biggar Spynie Cottage 1 Kirklands Dunfermline UK KY12 7HP

Agent: Steven Fleming 16 South Quarry Avenue Gorebridge UK EH23 4GU

Application Permitted - no conditions

21 **Application No:** 23/00896/LBC **Date Decision Issued:** 19/05/2023

Ward: Dunfermline Central

Proposal: Listed Building Consent for installation of replacement windows.

Location: 11 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mr Alexander Gray 11 St Leonards Hill Dunfermline Fife KY11 3AH

Agent: Shiraz Riaz 1 Albany Place Broadwater Place Welwyn Garden City
Hertfordshire AL7 3BT

Application Permitted - no conditions

22 **Application No:** 23/00899/FULL

Date Decision Issued: 19/05/2023

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 11 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mr Alexander Gray 11 St Leonards Hill Dunfermline Fife KY11 3AH

Agent: Shiraz Riaz 1 Albany Place Broadwater Place Welwyn Garden City Hertfordshire AL7 3BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

23 **Application No:** 23/01200/CLP

Date Decision Issued: 29/05/2023

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness Proposed for alterations to side and rear and erection of platform to rear of dwellinghouse

Location: 4 Coldingham Place Dunfermline Fife KY12 7XL

Applicant: Mr Craig McMillan 4 Coldingham Place Dunfermline Fife KY12 7XL

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

Application Permitted - no conditions

24 **Application No:** 23/01169/FULL

Date Decision Issued: 06/06/2023

Ward: Dunfermline Central

Proposal: Proposed single-storey extension to rear of dwellinghouse.

Location: 37 Grange Park Dunfermline Fife KY11 8QQ

Applicant: Mr Craig Morman 37 Grange Park Dunfermline United Kingdom KY11 8QQ

Agent: Ross McMahon Cherrytree Cottage Low Causeway Culross United Kingdom KY12 8HL

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.

25 **Application No:** 23/00976/FULL

Date Decision Issued: 01/06/2023

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse and erection of detached two-storey garage containing ancillary self-contained living accommodation.

Location: 161 Main Street Townhill Dunfermline Fife KY12 0EZ

Applicant: Mr Geoff Saulnier Old Manse 161 Main Street Townhill KY12 0EZ

Agent: Ronan McGirr 13 Park Avenue Dunfermline KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

26 **Application No:** 22/01557/NMV2

Date Decision Issued: 02/06/2023

Ward: Dunfermline North

Proposal: Ground remediation works to stabilise shallow mine works associated with Halbeath SDA (Phase 1) (Non Material Variation for the relocation of the site compound to 22/01557/EIA)

Location: Land To East Of Whitefield Road Dunfermline Fife

Applicant: Taylor Wimpey East Scotland Karen Malt 1 Masterton Park South Castle Drive Dunfermline UK KY11 8NX

Agent: Geddes Consulting The Quadrant 17 Bernard Street Edinburgh UK EH6 6PW

Application Permitted - no conditions

27 **Application No:** 23/00966/FULL

Date Decision Issued: 06/06/2023

Ward: Dunfermline North

Proposal: Proposed raised decking to rear of dwellinghouse.

Location: 20 Headwell Road Dunfermline Fife KY12 0PW

Applicant: Mr Andy Croll 20 Headwell Road Dunfermline Scotland KY12 0PW

Agent: Grant Allan 45 Pitmedden Road Dunfermline United Kingdom KY11 8FJ

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.

28 **Application No:** 23/01091/FULL

Date Decision Issued: 06/06/2023

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse

Location: 16 East Whitefield Dunfermline Fife KY12 0RH

Applicant: Mr John Robertson 16 East Whitefield Dunfermline KY12 0RH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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.

29 **Application No:** 23/00676/FULL

Date Decision Issued: 07/06/2023

Ward: Dunfermline North

Proposal: Change of use of land to allow for temporary siting of caravan and formation of hardstanding (Part retrospective)

Location: Land To North Of Lilliehill House Main Street Townhill Fife

Applicant: Mr Irvine Mitchell 1 Land North Of Lilliehill House Townhill Dunfermline KY12 0HA

Agent: Gordon Dunn 237 Baldridgeburn Dunfermline Fife KY12 9EG

Refusal/Enforcement Action

Reason(s):

1. In the interest of flood prevention and the water environment; no evidence has been submitted to demonstrate that the proposed development would not increase the risk of flooding from all sources (including surface water drainage measures) on the site or elsewhere, thereby failing to demonstrate that there would be no significant detrimental impact with regard to flooding/drainage, contrary to Policy 1: Development Principles and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan 2017.
2. In the interest of safeguarding the countryside from unplanned, sporadic and unjustified development; the need in principle for the development in this location is not considered fully justified and would therefore be contrary to Policies 1 and 7 of the Adopted FIFEplan (2017).
3. In the interest of amenity; a Coal Mining Risk Assessment has not been submitted, thereby failing to demonstrate that there would not be a significant detrimental impact on the amenity of the site and surrounding area in relation to land stability, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).

30 **Application No:** 23/00892/FULL **Date Decision Issued:** 16/05/2023

Ward: Dunfermline South

Proposal: Proposed extension to rear of dwellinghouse.

Location: 11 Glenshiel Grove Dunfermline Fife KY11 8FB

Applicant: Mr & Mrs - Rumsey 11 Glenshiel Grove Dunfermline United Kingdom KY11 8FB

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.

31 **Application No:** 23/00755/CLP

Date Decision Issued: 29/05/2023

Ward: Dunfermline South

Proposal: Certificate of lawfulness proposed for siting of a portable cabin and formation of hardstanding and footpath

Location: Land Adjacent To Sports Facility Greenshank Drive Dunfermline Fife

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

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

Application Permitted - no conditions

32 **Application No:** 23/01036/FULL

Date Decision Issued: 01/06/2023

Ward: Dunfermline South

Proposal: Single storey side extension and erection of porch to front of dwellinghouse

Location: 9 Forman Grove Dunfermline Fife KY11 8RJ

Applicant: Ms Moira Alexander 9 Forman Grove Dunfermline Fife KY11 8RJ

Agent: Grant Young 2 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

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.

33 **Application No:** 23/00043/LBC

Date Decision Issued: 15/05/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for single storey extension and formation of raised platform to rear of dwellinghouse and installation of replacement windows (amendment to Listed Building Consent approval 21/0406/LBC)

Location: 16 Bank Street Elie Leven Fife KY9 1BW

Applicant: Mr Philip Mould 16 Bank Street Elie Leven Fife KY9 1BW

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. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the original dwellinghouse hereby approved shall be finished in white painted timber sliding sash and case windows upon installation to match the existing windows and thereafter permanently maintained as such with no visible external vents.

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; to ensure that the character and appearance of the existing windows is maintained.

34 **Application No:** 23/00622/FULL **Date Decision Issued:** 15/05/2023

Ward: East Neuk And Landward

Proposal: Erection of greenhouse to rear of dwellinghouse

Location: 16 Main Street Kilconquhar Leven Fife KY9 1LQ

Applicant: Mr John Tulloch 16 Main Street Kilconquhar Leven Fife KY9 1LQ

Agent: Michael Tulloch 1 Essex Brae Edinburgh EH4 6LN

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.

35 **Application No:** 23/00690/FULL **Date Decision Issued:** 15/05/2023

Ward: East Neuk And Landward

Proposal: Alteration to driveway, formation of new gate opening and erection of greenhouse

Location: 18 Wadeslea Elie Leven Fife KY9 1EB

Applicant: Mr and Mrs Julie and Neil Greive 18 Wadeslae Elie Leven United Kingdom KY91EB

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.

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.

36 **Application No:** 23/00741/FULL

Date Decision Issued: 16/05/2023

Ward: East Neuk And Landward

Proposal: Erection of outbuilding, formation of raised garden area and erection of fencing (part retrospective)

Location: The Old Parsonage Rotten Row Elie Leven Fife KY9 1AY

Applicant: Mrs Alexis Murdoch The Old Parsonage Rotten Row Elie Leven Fife KY9 1AY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, all new trees hereby approved shall be planted on site within six months of the date of this planning consent. Details of the future management and aftercare of the proposed trees and planting shall be submitted for approval in writing by this Planning Authority unless otherwise agreed in writing. Thereafter, the management and aftercare of the trees and planting shall be carried out in accordance with these approved details.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the trees and planting in the long term.

Ward: East Neuk And Landward

Proposal: Substitution of house type (amendment to site layout of approved 22/00440/ARC)

Location: Muirhead Farm Muirhead Crail Anstruther Fife KY10 3XE

Applicant: Mrs Audrey MacFarlane Muirhead Farm Muirhead Crail Anstruther Fife KY10 3XE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The ancillary accommodation above the garage shall only be used as domestic accommodation ancillary to the existing dwelling and not as a permanent separate dwellinghouse or flat. Should the ancillary residential use cease the ancillary dwelling shall revert back to its previous use.
3. Prior to any works starting on site, visibility splays of 3m x 90m shall be provided to the North and 3m x 210m to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, all of the vegetation that sits within the roadside verge that obstruct the visibility splays shall be removed and maintained as such in perpetuity.
4. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current 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.

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.
3. 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.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

38 **Application No:** 23/00578/CLP

Date Decision Issued: 22/05/2023

Ward: East Neuk And Landward

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

Location: 4 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

Applicant: Ms Elspeth Utterson 4 Calmans Wynd Pittenweem Scotland KY10 2NS

Agent:

Application Permitted - no conditions

39 **Application No:** 23/00775/FULL

Date Decision Issued: 22/05/2023

Ward: East Neuk And Landward

Proposal: Installation of external door

Location: Balmuir Back Dykes Anstruther Fife KY10 3EH

Applicant: Mr & Mrs A & J Salomia & Lewis 1 James Street Cellardykes Anstruther
Scotland KY11 3AZ

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

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.

40 **Application No:** 23/01171/APN

Date Decision Issued: 22/05/2023

Ward: East Neuk And Landward

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

Location: Brewsterwells Farm Lathockar St Andrews Fife KY16 8PF

Applicant: Mr Philip Sheane Brewsterwells Farm Lathockar St Andrews Scotland KY16 8PF

Agent: Ross Jeffrey Algo Business Centre Glenearn Road Perth Scotland PH2 0NJ

Application Permitted - no conditions

41 **Application No:** 23/00316/FULL **Date Decision Issued:** 23/05/2023

Ward: East Neuk And Landward

Proposal: Erection of single storey extension to agricultural building

Location: Kenlygreen Farm Boarhills St Andrews Fife KY16 8PP

Applicant: Mr Andrew Roger Kenly Green Farm House Kenly Green Farm Boarhills St. Andrews Scotland KY16 8PP

Agent: John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

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.

42 **Application No:** 23/00683/FULL **Date Decision Issued:** 25/05/2023

Ward: East Neuk And Landward

Proposal: Re-render the front of dwellinghouse (retrospective)

Location: White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

Applicant: Mrs Angela Jeen White Cottage Chapel Green Earlsferry Leven Fife KY9 1AD

Agent:

Application Permitted - no conditions

43 **Application No:** 23/00793/FULL **Date Decision Issued:** 25/05/2023

Ward: East Neuk And Landward

Proposal: Alterations, installation of replacement roofing materials and new and replacement rooflights to existing domestic outbuilding

Location: 28 Viewforth Place Pittenweem Anstruther Fife KY10 2PZ

Applicant: Mr Tom Clark 28 Viewforth Place Pittenweem Anstruther Fife KY10 2PZ

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.

Reason(s):

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

44 **Application No:** 23/00855/FULL **Date Decision Issued:** 25/05/2023

Ward: East Neuk And Landward

Proposal: Installation of rear dormer extension and rooflights to front and rear of flatted dwelling (Renewal of 19/01642/FULL)

Location: 38 East Forth Street Cellardyke Anstruther Fife KY10 3AR

Applicant: Mr Michael Barnett 38 East Forth Street Cellardyke KY10 3AR

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.

45 **Application No:** 23/00863/FULL

Date Decision Issued: 25/05/2023

Ward: East Neuk And Landward

Proposal: Dormer extension to rear of dwellinghouse and erection of ancillary accommodation

Location: 3 Balcomie Road Crail Anstruther Fife KY10 3TN

Applicant: Mrs J Fricker 3 Balcomie Road Crail Fife KY10 3TN

Agent: John Raeburn 12 Tanna Drive Glenrothes Fife 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. The proposed ancillary accommodation/garden room hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the garden room 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.

46 **Application No:** 23/01016/CLP

Date Decision Issued: 26/05/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (proposed) for installation of electric vehicle charging point

Location: 6 Kildinny Yards Kingsbarns St Andrews Fife KY16 8TD

Applicant: Mrs Jane Tait 6 Kildinny Yards Kingsbarns Fife KY16 8TD

Agent:

Application Permitted - no conditions

47 **Application No:** 23/00738/FULL

Date Decision Issued: 30/05/2023

Ward: East Neuk And Landward

Proposal: Formation of new window opening, installation of flue and repainting of front door and garage door

Location: 4 Fishermens Court Cellardyke Anstruther Fife KY10 3BP

Applicant: Mr Dougie & Christine Neillands 4 Fishermens Court Cellardyke Anstruther Fife KY10 3BP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

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

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

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

3. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

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

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

Reason(s):

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

shall include the following -

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

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

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

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

49 **Application No:** 23/00720/LBC

Date Decision Issued: 02/06/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement rooftiles to dwellinghouse and repainting of windows and external walls

Location: 18 East Shore Pittenweem Anstruther Fife KY10 2NH

Applicant: Mr Alistair Michie 18 East Shore Pittenweem Anstruther Fife KY10 2NH

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.

50 **Application No:** 23/00887/OBL **Date Decision Issued:** 02/06/2023

Ward: East Neuk And Landward

Proposal: Discharge of Planning Obligation (01/92/0727P)

Location: Westsyde 25 Blinkbonny Road Arncroach Anstruther Fife KY10 2RW

Applicant: Executors Of The Late Marjory Alice McCall Blinkbonny Farm Arncroach Pittenweem Fife KY10 2RP

Agent: Montgomery Forgan Associates Darren O'Hare Eden Park House Eden Park Cupar Fife KY15 4HS

Application Permitted - no conditions

51 **Application No:** 23/00974/FULL **Date Decision Issued:** 02/06/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement rooftiles to dwellinghouse and repainting of windows and external walls

Location: 18 East Shore Pittenweem Anstruther Fife KY10 2NH

Applicant: Mr Alistair Michie 18 East Shore Pittenweem Anstruther Fife KY10 2NH

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.

52 **Application No:** 23/01037/ADV

Date Decision Issued: 18/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Advertisement consent for various signs

Location: Unit G4 Eastfield Industrial Estate Blackwood Road Glenrothes Fife KY7 4AL

Applicant: Mr Rob McWilliam G4 Blackwood Road Glenrothes United Kingdom KY7 4AL

Agent: Wendy Maria Suarez Delgado Principle 360 Tandem Industrial Estate
Huddersfield United Kingdom HD5 0AL

Application Permitted - no conditions

53 **Application No:** 23/00713/TPA

Date Decision Issued: 25/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Prior approval for installation of telecoms base station

Location: Telecoms Apparatus Woodside Road Glenrothes Fife

Applicant: CK Hutchison Networks (UK) Ltd. 450 Longwater Avenue Reading RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ

Application Permitted - no conditions

54 **Application No:** 23/00940/FULL **Date Decision Issued:** 25/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Formation of pitched roof to front of dwellinghouse

Location: 11 Muirdrum Gardens Glenrothes Fife KY7 4UY

Applicant: Mr Blyth Berwick 11 Muirdrum Gardens Glenrothes KY7 4UY

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.

55 **Application No:** 23/00714/TPA

Date Decision Issued: 29/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Prior approval for installation of telecoms base station

Location: Telecoms Apparatus Church Street Glenrothes Fife

Applicant: CK Hutchison Networks (UK) Ltd. 450 Longwater Avenue Reading RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ

Application Permitted - no conditions

56 **Application No:** 23/00715/TPA

Date Decision Issued: 29/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Prior approval for installation of telecoms base station

Location: Telecommunications Mast Carseggie Crescent Glenrothes Fife

Applicant: CK Hutchison Networks (UK) Ltd. 450 Longwater Avenue Reading RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ

Application Permitted - no conditions

57 **Application No:** 23/00988/FULL **Date Decision Issued:** 02/06/2023

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Woodburn Road Glenrothes Fife KY7 5AY

Applicant: Mr Kris Syczynski 8 Woodburn Road Glenrothes KY7 5AY

Agent: Michael Spence Abbey Hill Precinct Street Coupar Angus PH13 9DG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

58 **Application No:** 23/00700/FULL

Date Decision Issued: 06/06/2023

Ward: Glenrothes Central And Thornton

Proposal: Installation of ground mounted solar panel array and ancillary works

Location: Flexel International Ltd Eastfield Industrial Estate Telford Road Glenrothes Fife KY7 4NX

Applicant: Mr George Graham Flexel International Eastfield Industrial Estate Telford Road Glenrothes Fife KY7 4NX

Agent: Hanna Parzych Unit 2A Bess Park Road Trenant Industrial Estate Wadebridge England PL27 6HB

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 biodiversity enhancements shall be implemented within the first 12 months of the hereby approved development being brought in to use. The biodiversity enhancements shall be appropriately 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. To secure the programme of biodiversity enhancement measures.

59 **Application No:** 23/01047/FULL

Date Decision Issued: 06/06/2023

Ward: Glenrothes Central And Thornton

Proposal: Replacement single storey extension with rooftop balcony to rear of dwellinghouse

Location: Brewness House Balbeggie Avenue Balbeggie Thornton Fife KY1 3NS

Applicant: Mr Robert & Mrs Bianca Ness Brewness House Balbeggie Avenue Balbeggie Thornton KY1 3NS

Agent: Malcolm McCallie 14 Ballingall Drive Glenrothes KY6 3QD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

60 **Application No:** 23/01113/CLP

Date Decision Issued: 09/06/2023

Ward: Glenrothes Central And Thornton

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

Location: 46 Cameron Park Thornton Kirkcaldy Fife KY1 4BA

Applicant: Mr Paul Carruthers 46 Cameron Park Thornton UK KY1 4BA

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

Application Permitted - no conditions

61 **Application No:** 23/01240/CLP

Date Decision Issued: 16/05/2023

Ward: Glenrothes North, Leslie And Markinch

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

Location: 1 Bowen Place Markinch Glenrothes Fife KY7 6BZ

Applicant: Mr Mrs Saeed 1 Bowen Place Markinch Scotland KY7 6BZ

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

Application Permitted - no conditions

62 **Application No:** 23/00850/FULL

Date Decision Issued: 22/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension, with replacement access stairs, platform and railings to its front, to side/rear of dwellinghouse

Location: 87 Croft Crescent Markinch Glenrothes Fife KY7 6EL

Applicant: Mr Abdul Karim Berwin 87 Croft Crescent Markinch KY7 6EL

Agent: Jack Wilson 38 Balnagowan Drive Glenrothes KY6 2SJ

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.

63 **Application No:** 23/00454/FULL **Date Decision Issued:** 24/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of 6 rooflights to front and rear of dwellinghouse

Location: 260 High Street Leslie Glenrothes Fife KY6 3AF

Applicant: Ms Edith Duncan 260 High Street Leslie KY6 3AF

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Withdrawn

64 **Application No:** 23/00630/LBC

Date Decision Issued: 24/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent for installation of 6 rooflights to front and rear, and internal alterations to dwellinghouse

Location: 260 High Street Leslie Glenrothes Fife KY6 3AF

Applicant: Ms Edith Smith 260 High Street Leslie KY6 3AF

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Withdrawn

65 **Application No:** 23/00903/FULL **Date Decision Issued:** 25/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Mount Frost Gardens Glenrothes Fife KY7 6JL

Applicant: Mr And Mrs Tom And Mary Rose Middlemiss 12 Mount Frost Gardens
Glenrothes KY7 6JL

Agent: steve batrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross KY13
8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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.

66 **Application No:** 23/01264/CLP

Date Decision Issued: 29/05/2023

Ward: Glenrothes North, Leslie And Markinch

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

Location: 63 Balgeddie Park Glenrothes Fife KY6 3NY

Applicant: Mr & Mrs William Simpson 63 Balgeddie Park Glenrothes Scotland KY6 3NY

Agent: Stuart Graham 31 Binney Wells Kirkcaldy Scotland KY1 2BE

Application Permitted - no conditions

67 **Application No:** 22/04037/FULL

Date Decision Issued: 30/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Dormer extension, installation of rooflight and alterations to bay window roof and chimney to front, dormer extension to rear, and installation of 2 rooflights to side of flat

Location: 16 Cadham Terrace Glenrothes Fife KY7 6PJ

Applicant: Mr & Mrs Bobby & Lauren Baillie 16 Cadham Terrace Glenrothes Fife KY7 6PJ

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Withdrawn

68 **Application No:** 23/00585/FULL **Date Decision Issued:** 30/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to front and dormer extension to rear of ancillary residential accommodation to front of dwellinghouse

Location: 15 Allan Street Leslie Glenrothes Fife KY6 3LA

Applicant: Mr And Mrs Bryson 15 Allan Street Leslie KY6 3LA

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Withdrawn

69 **Application No:** 23/01008/FULL **Date Decision Issued:** 01/06/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of single storey rear extension to dwellinghouse

Location: 4 Mount Frost Gardens Glenrothes Fife KY7 6JL

Applicant: Mr & Mrs Phillip & Anne Thompson 4 Mount Frost Gardens Glenrothes Fife KY7 6JL

Agent: Jon Frullani Architect 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.

70 **Application No:** 23/01068/FULL

Date Decision Issued: 01/06/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to front/side and installation of window to side of dwellinghouse

Location: 55 Newton Road Glenrothes Fife KY7 6QR

Applicant: Mrs Lee-Anne French 55 Newton Road Glenrothes KY7 6QR

Agent: Michael Spence Abbey Hill Precinct Street Coupar Angus PH13 9DG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed conversion, 3 off street parking spaces shall be provided as shown on Drawing No. MSD-115-55NR-1A-PA Sheet 1 Rev A (02A - EXISTING AND PROPOSED FLOOR PLANS) 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.

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.

71 **Application No:** 22/03773/FULL **Date Decision Issued:** 06/06/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: One and a half storey extension to rear, replacement single storey extension to side and erection of replacement detached double domestic garage/workshop to side/rear of dwellinghouse

Location: Balbirnie Mains Cottage Tofthill Glenrothes Fife KY7 6NR

Applicant: Mr & Mrs John & Caroline Stanger Balbirnie Mains Cottage Tofthill Glenrothes KY7 6NR

Agent: Christine Palmer 11 Bankwell Road Anstruther KY10 3DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

72 **Application No:** 23/01077/FULL

Date Decision Issued: 06/06/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Porch extension to front of dwellinghouse

Location: 1 Laggan Crescent Glenrothes Fife KY7 6FY

Applicant: Mr & Mrs Bob Crawford 3 Laggan Crescent Glenrothes KY7 6FY

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

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: Glenrothes West And Kinglassie
Proposal: Alterations to and change of use from former college teaching building (Class 10) to facility for manufacture of kit-house internal partitions (Class 5), formation of vehicular access/egress and associated development
Location: Adam Smith College Viewfield Industrial Estate 1 Boston Road Glenrothes Fife KY6 2RE
Applicant: SIPS Eco Panels 5 Boston Road Glenrothes Scotland KY6 2RE
Agent: Mark Hadfield 8 North Street Inverurie Scotland AB51 4QR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO WORKS SHALL COMMENCE ON SITE IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED (including demolition works, tree works, fires, soil moving, temporary access construction and/or widening or any works involving the use of motorised vehicles or construction machinery) until a scheme of landscaping (indicating the siting, numbers, species and heights (at time of planting) of all planting, and the extent and profile of any areas of earthmounding; and including for biodiversity enhancement consistent with National Planning Framework 4, FIFEplan Fife Local Development Plan, and Making Fife's Places Supplementary Guidance; and with details of timing and phasing of landscaping in relation to the development hereby approved, and subsequent maintenance); and related tree survey, tree protection and compensatory tree planting plans, and arboricultural method statement (AMS) (all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations); have all been submitted to and approved, in writing, by the planning authority, and protective fencing erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;
 - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
 - c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained in the approved plans and trees which are the subject of any Tree Preservation Order;
 - d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;
 - e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any subsequent legislation amending revoking or re-enacting that Order; no services shall be dug or laid into the ground other than in accordance with the approved details;
 - f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;
 - g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.
3. All planting carried out on site pursuant to Condition 2 above shall be maintained in accordance with good horticultural practice for a period of five 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.
 4. THE USE HEREBY APPROVED SHALL NOT COMMENCE IN ADVANCE OF A NOISE MANAGEMENT PLAN (NMP) HAVING FIRST BEEN SUBMITTED TO AND APPROVED, in writing, by the planning authority. The NMP shall include (but not necessarily be restricted to) details of the following:
 - (i) Appropriate details of all noisy tools and equipment, processes, plant, machinery and vehicles, consistent with the noise report hereby approved;
 - (ii) Restrictions governing the use of audible warning systems (including reversing warning systems for

vehicles), the roller door hereby approved, and other equipment. Use of broadband reversing warning systems, visual warning systems or other alternatives shall be employed wherever necessary and/or practicable;

(iii) Appropriate details of any noise attenuation equipment, measures or procedures;

(iv) A noise compliance and monitoring strategy to determine whether criteria levels referred to in the noise report hereby approved are being achieved. The strategy shall:

-determine suitable reference target noise level(s) at accessible position(s) within the site boundary, for the purpose of routine, periodic noise monitoring compliance checks;

-establish an agreed procedure for routine noise compliance checks, to be undertaken by the operator on a scheduled basis;

-establish an agreed procedure for detailed noise compliance checks, to be undertaken by a suitably qualified independent professional on behalf of the operator, in the event that substantiated noise nuisance complaints are received by the local authority.

In the event of noise complaints being received by the local authority, details of the outcome of recent scheduled noise testing undertaken by the operator shall, upon request, be made available to the planning authority within a period of five working days. In the event that any detailed noise compliance checks indicate criteria levels referred to in the noise report hereby approved have been typically exceeded and the cause of justified noise nuisance complaints, the operator shall, within a timeframe to be agreed with the planning authority, be required to further enhance and refine the NMP and/or operations, equipment or abatement techniques, so as to achieve compliance with the noise rating level limits referred to in the noise report hereby approved.

5. BEFORE THE BUILDING IS FIRST BROUGHT INTO USE FOR THE MANUFACTURING USE HEREBY APPROVED, vehicular accesses and turning for larger vehicles shall have been provided as shown in Drawing No. 848- PL(90)001D (10C - Proposed Site Plan), in accordance with the current Fife Council Transportation Development Guidelines.
6. BEFORE THE BUILDING IS FIRST BROUGHT INTO USE FOR THE MANUFACTURING USE HEREBY APPROVED, the construction of the vehicular crossing onto the adopted public road shall have been carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction of the planning authority.
7. BEFORE THE BUILDING IS FIRST BROUGHT INTO USE FOR THE MANUFACTURING USE HEREBY APPROVED, off-street parking spaces shall have been provided as shown in Drawing No. 848- PL(90)001D (10C - Proposed Site Plan) 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.
8. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended); or any subsequent legislation revoking, amending or re-enacting these with or without modification; the use hereby approved shall be limited to the manufacture of kit-house internal partitions using hand tools, nail guns and the single specific automatic push fed crosscut saw referred to in the approved details, serviced by the dust collection system shown in the approved details; unless otherwise agreed in advance, in writing, by the planning authority.
9. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended); or any subsequent legislation revoking, amending or re-enacting these with or without modification; use in the manufacturing process hereby approved of hand tools, nail guns, electrically-powered saws and any other tools, plant and machinery shall be limited to the large ground floor open plan area of the manufacturing building, as shown in the approved drawings; and, for the avoidance of doubt, not elsewhere within the manufacturing building/application site; unless otherwise approved in advance, in writing, by the planning authority.
10. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended); or any subsequent legislation revoking, amending or re-enacting these with or without modification; the external walls and roof structure of the teaching/manufacturing building shall not be altered (other than for maintenance and repair on a 'like for like' basis or as shown in the approved drawings) without the alteration having been agreed in advance, in writing, by the planning authority.
11. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended); or any subsequent legislation revoking, amending or re-enacting these with or without modification; the hours of operation shall be limited to (other

than provided by Condition 12 below) between 0700 and 1800 Mondays to Fridays, 0700 and 1200 Saturdays, and such extensions to these specific times (no later than 2200 hrs) as may be agreed in advance, in writing, by the planning authority.

12. Notwithstanding the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended); or any subsequent legislation revoking, amending or re-enacting these with or without modification; the loading and unloading of heavy goods vehicles shall be restricted to between 0700 - 1800 Mondays to Fridays, 0800 - 1300 Saturdays, and 0900 - 1300 Sundays.

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 trees, visual amenity and enhancing biodiversity.
3. 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.
4. In the interests of residential amenity.
5. In the interests of road safety; to ensure an adequate vehicular access and turning area is designed and constructed.
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
8. To ensure proper control over the development in the interests of residential amenity.
9. To ensure proper control over the development in the interests of residential amenity.
10. To ensure proper control over the development in the interests of residential amenity.
11. In the interests of residential amenity.
12. In the interests of residential amenity.

74 **Application No:** 23/00140/FULL **Date Decision Issued:** 29/05/2023

Ward: Glenrothes West And Kinglassie

Proposal: Erection of one and half storey detached garage on plot 6 (amendment to planning permission reference 21/02312/FULL)

Location: Street Record Napier Road Glenrothes Fife

Applicant: Lomond Group (Scotland) Ltd Unit 5 Baltimore Road Glenrothes United Kingdom KY6 2PJ

Agent: Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

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.

75 **Application No:** 23/00934/FULL **Date Decision Issued:** 02/06/2023

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to front of dwellinghouse

Location: 9 Carlyle Road Glenrothes Fife KY6 1AQ

Applicant: Mr & Mrs Fisher 9 Carlyle Road Glenrothes KY6 1AQ

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

76 **Application No:** 22/03939/PN

Date Decision Issued: 16/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for conversion of agricultural building to form two dwellinghouses (Class 9)

Location: Blinkbonny Steading Dunbog Lindores Cupar Fife KY14 6JE

Applicant: Ms Irene Watson Kirkwood St Madoes Glencarse Perth Scotland PH2 7SF

Agent: Nicola MacGruer 59 c/o Galbraith 59 George Street Edinburgh Scotland EH2 2JG

Application Permitted - no conditions

77 **Application No:** 23/00554/LBC

Date Decision Issued: 22/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent to install dormer extension (amendment to 21/02287/LBC)

Location: The Mill House Stirton Mill Rathillet Cupar Fife KY15 4QH

Applicant: Ms Steve Patrick Stirton Mill Steading Rathillet Cupar Fife KY15 4QH

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.

78 **Application No:** 23/00559/FULL **Date Decision Issued:** 22/05/2023

Ward: Howe Of Fife And Tay Coast
Proposal: Installation of dormer extension

Location: The Mill House Stirton Mill Rathillet Cupar Fife KY15 4QH

Applicant: Mr Steve Patrick Stirton Mill Rathillet Cupar Fife KY15 4QH

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.

79 **Application No:** 23/00710/FULL **Date Decision Issued:** 22/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of hardstanding to flatted dwelling

Location: 18 Queens Gardens Ladybank Cupar Fife KY15 7LP

Applicant: Mr Glenn Wheelans 18 Queens Gardens Ladybank Fife KY15 7LP

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: Howe Of Fife And Tay Coast

Proposal: Change of use from agricultural storage building to dwellinghouse (Class 9)

Location: Wester Glasslie Farm South West Of Falkland Glenrothes Fife KY6 3HQ

Applicant: Mr & Mrs Phil & Kim Styles Balgothrie Farm Leslie Glenrothes UK KY6 3HF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS OCCUPIED 2 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. Prior to the occupation of the proposed dwellinghouse, visibility splays of 3m x 210m shall be provided to the West and 3m x 160m to the East at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
4. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the access driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to work on site, full surface water drainage design in accordance with section 4.4 of our guidance document available here: Fife Council Flooding and SWMP Guidance v2.1 (fife.gov.uk) shall be submitted for written approval by Fife Council as Planning Authority and installed as agreed thereafter and maintained in perpetuity.
6. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
7. Mitigation measures highlighted in the approved Bat Survey prepared by GLM Ecology, August 2022 should be undertaken as shown within the report.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure adequate provision of off-street car parking.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
5. In order to provide adequate surface water drainage.
6. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
7. In the interest of protecting bats as a protected species.

81 **Application No:** 23/00626/LBC **Date Decision Issued:** 09/06/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of secondary glazing

Location: Saddlers House High Street Falkland Cupar Fife KY15 7BU

Applicant: Miss K Watson Saddlers House High Street Falkland Cupar Fife KY15 7BU

Agent: Catriona Michie CR Smith Glaziers (Dunfermline) Ltd. Gardeners Street
Dunfermline Scotland Ky12 0RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

82 **Application No:** 23/00470/CLP

Date Decision Issued: 15/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness- Proposed for formation of hardstanding and vehicular access

Location: 41 Preston Crescent Inverkeithing Fife KY11 1DS

Applicant: Miss Aneta Ramatowska 41 Preston Crescent Inverkeithing Fife KY11 1DS

Agent:

Application Permitted - no conditions

83 **Application No:** 23/01045/CLP

Date Decision Issued: 16/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (Proposed) for erection of playhouse

Location: Treetop Family Nurture Centre Hillend Road Inverkeithing Fife KY11 1PL

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

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

Application Permitted - no conditions

84 **Application No:** 23/00247/FULL **Date Decision Issued:** 18/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: External alterations to dwellinghouse including enlarged dormer with juliet balcony, raised terrace area and installation of flue

Location: 4A Ferryhills Road North Queensferry Inverkeithing Fife KY11 1HE

Applicant: Mrs Adele Banks 4a Ferryhills Road Inverkeithing UK KY11 1HL

Agent: Anya Wilson 2 Willow Tree Place Edinburgh UK EH14 5AZ

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.

85 **Application No:** 23/00577/FULL

Date Decision Issued: 18/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of fence above existing wall to rear of dwellinghouse

Location: 29 Sealstrand Dalgety Bay Dunfermline Fife KY11 9NG

Applicant: Mr Grant Reekie 29 Sealstrand Dalgety Bay Dunfermline Fife KY11 9NG

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. 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.

86 **Application No:** 23/00608/FULL **Date Decision Issued:** 18/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse.

Location: 10 Cullaloe Crescent Aberdour Burntisland Fife KY3 0XW

Applicant: Mrs Katy Dryden 10 Cullaloe Crescent Aberdour Scotland KY3 0XW

Agent: Neil Millsop 2 Shore Road Aberdour UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

87 **Application No:** 23/00536/LBC

Date Decision Issued: 19/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for installation of 1 no. rooflight to front, 2 no. rooflights to rear, installation of replacement windows and re-painting to front.

Location: 10, 12, 14 + 16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: The Co-Proprietors The Co-Proprietors The Co-Proprietors 10-16 Seaside Place Aberdour Scotland KY3 0TX

Agent: Louisa McGuigan 38 Young Street North Lane Edinburgh Scotland EH2 4JD

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.

88 **Application No:** 23/00537/FULL

Date Decision Issued: 19/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 1 no. rooflight to front, 2 no. rooflights to rear, installation of replacement windows and re-painting to front.

Location: 10, 12, 14 + 16 Seaside Place Aberdour Burntisland Fife KY3 0TX

Applicant: The Co-Proprietors The Co-Proprietors The Co-Proprietors 10-16 Seaside Place Aberdour Scotland KY3 0TX

Agent: Louisa McGuigan 38 Young Street North Lane Edinburgh Scotland EH2 4JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

89 **Application No:** 23/00844/CLP

Date Decision Issued: 26/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness - Proposed for enlargement of existing single door to bi-folding doors
SITE: Meikle Couston Farmhouse

Location: Couston Farm Burntisland Fife KY3 0RX

Applicant: Mr Gary Jamieson Couston Farmhouse Aberdour Road Aberdour United Kingdom KY3 0RX

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

Application Permitted - no conditions

90 **Application No:** 23/00883/EPN

Date Decision Issued: 29/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Electricity Prior Notification for proposed 11kv overhead line

Location: Land Southwest Of Croftgary Farm Cullaloe Aberdour Fife

Applicant: SP Distribution Plc Ian Hedley 320 St Vincent Street Glasgow G2 5AD

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the developer shall institute an accurate survey to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. The survey shall contain details of the position, canopy spread, bole diameters, health, size and species of all trees within the curtilage of the site. No trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works.

91 **Application No:** 23/00931/FULL **Date Decision Issued:** 02/06/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations and extension to dwellinghouse and erection of a detached double domestic garage

Location: 15B Ferryhills Road North Queensferry Inverkeithing Fife KY11 1HE

Applicant: Mr Brian Robb 15B Ferryhills Road North Queensferry Scotland KY11 1HE

Agent: Avril Southwell ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

92 **Application No:** 23/01061/FULL

Date Decision Issued: 02/06/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to front of dwellinghouse

Location: 17 Manse Place Inverkeithing Fife KY11 1AZ

Applicant: Ms Margaret Robertson 17 Manse Place Inverkeithing Fife KY11 1AZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

93 **Application No:** 22/03114/FULL

Date Decision Issued: 05/06/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from artists gallery/office building to holiday accommodation and formation of stairwell extension and installation of replacement windows and infill of door.

Location: The Harbour Studio The Shore Aberdour Burntisland Fife KY3 0TY

Applicant: Mr David Mathieson Hillwood Murrell Road Aberdour Burntisland Scotland KY3 0TY

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

Application Withdrawn

94 **Application No:** 23/01511/CLP

Date Decision Issued: 06/06/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (proposed) for alterations to dwellinghouse, including build up of door and window, changes to doorway

Location: 76 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Applicant: Mr and Mrs David and Pamela Burns 76 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Agent: Grant Young 2 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

Application Permitted - no conditions

95 **Application No:** 23/00798/FULL

Date Decision Issued: 07/06/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: External alterations to dwellinghouse including erection of dormer and formation of juliet balcony to rear of dwellinghouse

Location: 3 Farmstead Road Dalgety Bay Dunfermline Fife KY11 9HW

Applicant: Mr A Searle 3 Farmstead Road Dalgety Bay Dunfermline Fife KY11 9HW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

96 **Application No:** 23/00678/ADV

Date Decision Issued: 17/05/2023

Ward: Kirkcaldy Central

Proposal: 2 no. signs fixed to babion baskets, 2 no. wall wrap around signs, 4 no. lettering signs, 3 no. totem signs (all illuminated)

Location: Fife College Of Health Forth Avenue Kirkcaldy Fife KY2 5YS

Applicant: University Of Dundee Estates & Buildings Ewing Building Smalls Lane Dundee Scotland DD1 4HR

Agent: Roddy MacLeod Fort Street House 63 Fort Street Broughty Ferry Dundee United Kingdom DD5 2AB

Application Permitted - no conditions

97 **Application No:** 23/00838/FULL

Date Decision Issued: 19/05/2023

Ward: Kirkcaldy Central

Proposal: Erection of domestic outbuilding

Location: 35 Ava Street Kirkcaldy Fife KY1 1PN

Applicant: Mr And Mrs Scott 35 Ava Street Kirkcaldy Fife KY1 1PN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

98 **Application No:** 22/00206/FULL **Date Decision Issued:** 22/05/2023

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows (retrospective)

Location: 23 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mrs Laura Harris 23 Townsend Place Kirkcaldy Fife KY1 1HB

Agent:

Application Permitted - no conditions

99 **Application No:** 22/03104/FULL

Date Decision Issued: 02/06/2023

Ward: Kirkcaldy Central

Proposal: Change of use from cafe and staff space (Class 3) to 4 flatted dwellings (Sui Generis) and installation of windows, rooflight and gate

Location: 207 - 217 High Street Kirkcaldy Fife KY1 1JD

Applicant: Mr Abdw Habib 41 Balwearie Road Kirkcaldy United Kingdom KY2 5LT

Agent: Liam Anderson Office 10 Fife Renewables Innovation Centre Ajax Way Methil Docks Business Park Methil Leven 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 DEVELOPMENT IS OCCUPIED the proposed noise mitigation and ventilation measures as specified within the submitted noise impact assessment report (Plan Reference 10B) dated 31st May 2023 shall be carried out in full
3. Prior to the occupation of the first dwelling, the existing public footway and vehicular crossing along the full Hill Street frontage of the application site shall be resurfaced in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Development Guide
4. Prior to the occupation of the first dwelling, there shall be provided within the curtilage of the site 4 communal parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No BLOCK PLAN REV A. The parking spaces shall be retained for the lifetime of the development.
5. For the avoidance of doubt, the proposed rooflight hereby approved shall be of a Conservation type

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
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 adequate off-street parking facilities.
5. In the interests of visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.

Ward: Kirkcaldy Central
Proposal: Listed building consent for internal and external alterations including roof works and installation of windows, rooflight and gate (Part retrospective)
Location: 207 - 217 High Street Kirkcaldy Fife KY1 1JD
Applicant: Mr Abdee Habib 41 Balwearie Road Kirkcaldy United Kingdom KY2 5LT
Agent: Liam Anderson Office 10 Fife Renewables Innovation Centre Ajax Way Methil Docks Business Park Methil Leven 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. Prior to works commencing on site, details and plans of the coffered ceiling to be reinstated at second floor level shall be submitted for the prior written approval of Fife Council as Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details and completed prior to occupation of the unit which contains the coffered ceiling.
3. For the avoidance of doubt, the proposed rooflight hereby approved shall be of a Conservation type

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 historic and character of this Category (B) Listed Building.
3. In the interests of visual amenity; to ensure that the character and appearance of the Category B Listed Building is maintained.

101 **Application No:** 23/00355/FULL

Date Decision Issued: 02/06/2023

Ward: Kirkcaldy Central

Proposal: Formation of hardstanding, formation of vehicular access erection of wall and installation of access gates.

Location: 13 Sang Road Kirkcaldy Fife KY1 1EZ

Applicant: Mr Derek Holmes 13 Sang Road Kirkcaldy Fife KY1 1EZ

Agent: Keith Edwards 0/2 2 Caledon Street Glasgow Scotland G12 9DX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved wall shall be constructed in natural stone of a colour and coursing to match the existing stonework, with a matching height, depth and coping unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

102 **Application No:** 23/00692/FULL

Date Decision Issued: 08/06/2023

Ward: Kirkcaldy Central

Proposal: Alterations and extension to care home (Class 10) including formation of access ramps and raised platform

Location: 4 Bennoch Park Hendry Road Kirkcaldy Fife KY2 5JH

Applicant: The Abbeyfield Kirkcaldy Society Abbeyfield House 55 Meldrum Road Kirkcaldy Fife KY2 5HY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All proposed external finishing materials to the extension hereby approved, including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In 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.

103 **Application No:** 23/01190/FULL

Date Decision Issued: 09/06/2023

Ward: Kirkcaldy Central

Proposal: Installation of flue and external alterations to dwellinghouse

Location: 17 Whytehouse Avenue Kirkcaldy Fife KY1 1UW

Applicant:

Agent: Mark Smith 30 Bell Street Glasgow Scotland G1 1LG

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.

104 **Application No:** 23/00598/FULL

Date Decision Issued: 24/05/2023

Ward: Kirkcaldy East

Proposal: Formation of raised deck and erection of domestic garage

Location: Rosemount Blair Farm Wemyss Road Dysart Kirkcaldy Fife KY1 2YE

Applicant: Mrs Janet Blyth Rosemount Blair Farm Wemyss Road Dysart Kirkcaldy Fife
KY1 2YE

Agent: Niki Kefala Suite 2, Pitreavie Business Park Pitreavie Drive Dunfirmline Fife
KY118US

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: Alterations and extensions to existing medical practice

Location: Path House Medical Practice Nether Street Kirkcaldy Fife KY1 2PG

Applicant: Mr Jim Rotheram Estates, Facilities & Capital Services Victoria Hospital
Hayfield Road Kirkcaldy Scotland KY2 5AH

Agent: Andrew Kaila Fort House 63 Fort Street Dundee United Kingdom DD5 2AB

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, detailed samples of the specification and colour of all proposed external finishes shall be submitted for approval in writing by this Planning Authority. FOR THE AVOIDANCE OF DOUBT, this shall include the lime render, timber framed sash and case windows and doors, the proposed natural slate roof and handrails which are all to match those of the existing Category A listed building. 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 and to ensure the material match those of the existing Category A listed building.

Ward: Kirkcaldy East

Proposal: Listed building consent for internal and external alterations including erection of single storey extensions

Location: Path House Medical Practice Nether Street Kirkcaldy Fife KY1 2PG

Applicant: Mr Jim Rotheram Estates, Facilities & Capital Services Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

Agent: Andrew Kaila Fort House 63 Fort Street Dundee United Kingdom DD5 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DEVELOPMENT HEREBY APPROVED, detailed samples of the specification and colour of all proposed external finishes shall be submitted for approval in writing by this Planning Authority. FOR THE AVOIDANCE OF DOUBT, this shall include the lime render, timber framed sash and case windows and doors, the proposed natural slate roof and handrails which are all to match those of the existing Category A listed building. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

1. In order to 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 to ensure the material match those of the existing Category A listed building.

107 **Application No:** 23/00712/TPA

Date Decision Issued: 17/05/2023

Ward: Kirkcaldy North

Proposal: Prior Approval for Electronic Communication Code Operators - site opposite
26 Robert Adam Drive Kirkcaldy

Location: Telecoms Apparatus Robert Adam Drive Kirkcaldy Fife

Applicant: CK Hutchison Networks (UK) Ltd 450 450 Longwater Avenue 450 Longwater
Avenue Reading United Kingdom RG2 6GF

Agent: Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

Application Permitted - no conditions

108 **Application No:** 20/01002/NMV2

Date Decision Issued: 31/05/2023

Ward: Kirkcaldy North

Proposal: Erection of nursery with associated external play areas including erection of fencing, formation of car parking and storage areas (Non Material Variation to amend drainage strategy to 20/01002/FULL)

Location: Fair Isle Family Nurture Centre 27 Appin Crescent Kirkcaldy Fife KY2 6EJ

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

Agent: AHR Louise Smith Savoy Tower 77 Renfrew Street Glasgow United Kingdom G2 3BZ

Application Permitted - no conditions

109 **Application No:** 23/00820/FULL

Date Decision Issued: 02/06/2023

Ward: Kirkcaldy North

Proposal: Two proposed single-storey extensions to front and rear of dwellinghouse.

Location: 15 Dean Park Brae Kirkcaldy Fife KY2 6GA

Applicant: Mr & Mrs Keith & Lynne McIntyre 15 Dean Park Brae Kirkcaldy UK KY2 6GA

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

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.

110 **Application No:** 23/00801/FULL

Date Decision Issued: 22/05/2023

Ward: Leven, Kennoway And Largo

Proposal: Installation of roof-mounted solar photovoltaic (PV) array and associated components

Location: Diageo Scotland Ltd Banbeath Industrial Estate Banbeath Road Leven Fife KY8 5HD

Applicant: E.ON UK Heat Limited E.ON Westwood Westwood Way Coventry England CV4 8LG

Agent: Eilidh Clark Ayrshire Innovation Centre Suite 14, Ayrshire Innovation Centre, 2 Cockburn PI Irvine Scotland KA11 5DA

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.

111 **Application No:** 23/00695/FULL

Date Decision Issued: 24/05/2023

Ward: Leven, Kennoway And Largo

Proposal: Proposed extension to rear of dwellinghouse.

Location: 6 East Drive Upper Largo Leven Fife KY8 6EZ

Applicant: Mrs Jane Brown 6 East Drive Upper Largo Leven Fife KY8 6EZ

Agent: Eric Ravenscroft Haworth Cottage 39 Leven Road Lundin Links Leven Fife KY8 6AH

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.

112Application No: 23/00742/FULL

Date Decision Issued: 24/05/2023

Ward: Leven, Kennoway And Largo

Proposal: Erection of car port and installation of gate

Location: The Manse 20 Church Place Upper Largo Leven Fife KY8 6EH

Applicant: Mr Marl Allen The Manse 20 Church Place Upper Largo Leven Fife KY8 6EH

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.

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.

113 **Application No:** 23/00787/FULL

Date Decision Issued: 24/05/2023

Ward: Leven, Kennoway And Largo

Proposal: Proposed extension to rear of dwellinghouse and proposed raised entrance to side of dwellinghouse.

Location: Rie Achan Baintown Leven Fife KY8 5SJ

Applicant: Ms Dina Caira Rie Achan, Baintown Leven Scotland KY8 5SJ

Agent: NEIL WISHART 3 Rosebush Crescent Dunfermline Scotland KY11 4BG

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.

114 **Application No:** 23/01300/CLP

Date Decision Issued: 29/05/2023

Ward: Leven, Kennoway And Largo

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

Location: 96 Leven Road Lundin Links Leven Fife KY8 6AJ

Applicant: Mr A McCarray 96 Leven Road Lundin Links Leven Fife KY8 6AJ

Agent: Keith Henderson 40 Dinmont Drive Edinburgh United Kingdom EH16 5RR

Application Permitted - no conditions

115 **Application No:** 23/00687/FULL

Date Decision Issued: 02/06/2023

Ward: Leven, Kennoway And Largo

Proposal: Demolition of non-original utility and erection of single storey rear extension

Location: St Catherines Links Road Leven Fife KY8 4HR

Applicant: Mr Paul McDonald St Catherines Links Road Leven Fife KY8 4HR

Agent: Mhairi Grant Ostro Fintry Road Kippen Scotland FK8 3HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

116 **Application No:** 23/01467/CLP

Date Decision Issued: 06/06/2023

Ward: Leven, Kennoway And Largo

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

Location: 3 Balcurvie Small Holdings Windygates Leven Fife KY8 5RZ

Applicant: Mr & Mrs S. Reekie 3 Balcurvie Small Holdings Windygates Leven Fife KY8 5RZ

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Planning permission in principle for erection of dwellinghouse
Location: Kennochy Cupar Road Bonnybank Leven Fife KY8 5SY
Applicant: Miss T. Mackay Kennochy Cupar Road Bonnybank Leven Fife KY8 5SY
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 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 National Planning Framework 4 (2023) and Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) 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.
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, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
5. Prior to the of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the

right at the junction of the vehicular crossing and public and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

6. The residential unit provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure 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 and to ensure that no deleterious material is dragged on to the public road.
4. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
5. 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.
6. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document.

118 **Application No:** 23/00924/FULL

Date Decision Issued: 09/06/2023

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Emsdorf Road Lundin Links Leven Fife KY8 6HQ

Applicant: Mr David Moyes 14 Emsdorf Road, Lundin Links, Leven, United Kingdom KY8 6HQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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: Planning permission in principle for erection of two dwellinghouses (Class 9) and associated development, including formation of vehicular access
Location: 70 Launcherhead Road Lochgelly Fife KY5 9EQ
Applicant: Mr David Farrell 163 South Street Lochgelly Scotland KY5 9BG
Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy United Kingdom KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a further application(s) for the matters specified below ("approval of matters specified in conditions") shall have been submitted to and approved by the planning authority, together with such plans and drawings and other particulars as necessary to deal with those matters:-
 - a) the siting and layout of the development;
 - b) the design and external appearance of and finishing materials for the development;
 - c) hard surfacing;
 - d) means of access to and from the site;
 - e) the landscaping of the site as described in Regulation 12(3) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
 - f) treatment and disposal of foul and surface water from the development, including such information as required in terms of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements v 2.1, updated from that submitted with this application for planning permission in principle;
 - g) the approach to sustainability across the site, including in relation to energy conservation and minimisation of lifecycle greenhouse gas emissions (to include the incorporation of low and zero carbon generating technology), adaptation to current and future risks from climate change, enhancement of biodiversity, use of construction materials from local or sustainable sources, SuDS and water conservation measures; all to be set out in a written statement; and
 - h) the approach to ensuring development is consistent with the surrounding pattern of development, to be set out in a written statement.
3. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, details of such off-site foul and surface-water drainage infrastructure as required in connection with the development hereby approved shall have been submitted to and approved by the planning authority through application for express planning permission; except where this infrastructure is limited to within the adjacent adopted public road.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 5. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall

be submitted by the developer to the local planning authority.

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

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

6. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, the construction of the vehicular crossings of the footway shall have been carried out in accordance with the current Making Fife's Places Supplementary Guidance.
7. The SuDS and drainage infrastructure approved pursuant to Conditions 1 and 2 above shall have been constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational BEFORE ANY OF THE DWELLINGHOUSES HEREBY APPROVED IS FIRST BROUGHT INTO USE and shall thereafter be retained and maintained for the lifetime of the development hereby approved.
8. BEFORE THE FIRST OCCUPATION OF ANY OF THE DWELLINGHOUSES HEREBY APPROVED, confirmation that the approved SuDS has been constructed in line with current best practice shall have been submitted to and approved by the planning authority. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
9. NO DEVELOPMENT SHALL COMMENCE IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

10. NO DEVELOPMENT SHALL COMMENCE IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED (EXCLUDING DEMOLITION WORKS) UNTIL:
 - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

11. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
12. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, street lighting column no. 6 and the street nameplate shall have been relocated in accordance with a street lighting design drawing which shall have been submitted to and approved, in writing, by the planning authority. Once approved, the new street lighting column shall have been made fully operational before the first occupation of the first dwellinghouse.
13. BEFORE THE FIRST OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE, all access driveways shall have been constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The access driveways/parking spaces must be a minimum length of 5.5 metres (measured from the rear of the public footway).
14. BEFORE THE FIRST OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE HEREBY APPROVED, visibility splays 2m x 25m shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular accesses and the public road, in accordance with the current Making Fife's Places Supplementary Guidance, Appendix G. The visibility splays shall thereafter be retained for the lifetime of the development.
15. BEFORE THE FIRST OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE HEREBY APPROVED, off-street parking shall have been provided in accordance with the current Fife Council Parking Standards contained within the current Fife Council Making Fife's Places Supplementary Guidance, Appendix G. The parking spaces shall thereafter be retained for the lifetime of the development.

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 comply with Section 59 of The Town and Country Planning (Scotland) Act 1997 (as amended) and Regulations 10 and 12 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
3. In the interests of the effective management of foul and surface water
4. To ensure the effective management of foul and surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
5. To ensure the approved SuDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.
9. To ensure potential risk arising from past coal mining activity has been investigated and any requirement for remedial actions is suitably addressed.
10. To ensure site is safe and stable in the context of past coal mining activity.
11. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
12. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
13. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
14. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
15. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.

120 **Application No:** 22/04003/FULL

Date Decision Issued: 23/05/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of replacement detached domestic garage/store to rear of flat

Location: 58 Small Street Lochgelly Fife KY5 9AY

Applicant: Mr Sean Robertson 58 Small Street Lochgelly KY5 9AY

Agent: Terri Welsh 14 Bruce Terrace Cambusbarron Stirling FK7 9PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

121 **Application No:** 23/00977/FULL

Date Decision Issued: 02/06/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: First floor extension and formation of balcony to side of dwellinghouse

Location: Farmhouse Ballingry Farm Ballingry Lochgelly Fife KY5 8LU

Applicant: Mr & Mrs A Stevenson Ballingry Farmhouse Ballingry KY5 8LU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

122Application No: 23/00991/FULL

Date Decision Issued: 06/06/2023

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension and erection of garden room to rear of dwellinghouse

Location: Benarty 13 Manse Road Glenraig Lochgelly Fife KY5 8AQ

Applicant: Mrs Erin Stark 13 Manse Road Glenraig Fife KY5 8AQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Lochgelly, Cardenden And Benarty
Proposal: Single storey extension to rear of dwellinghouse
Location: 9 Boswell Knowe Lochgelly Fife KY5 9HS
Applicant: Mr C Black 9 Boswell Knowe Lochgelly KY5 9HS
Agent: Andrew Allan AYE House Admiralty Park Dunfermline 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.
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.

3. For the avoidance of doubt, there shall be no clear-glazed windows installed in the south-facing side elevation of the extension hereby approved, other than those already approved as part of this permission, unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interests of residential amenity, to mitigate direct overlooking to the immediate neighbouring residential property to the south side of the site.

124 **Application No:** 23/01482/CLP

Date Decision Issued: 07/06/2023

Ward: Lochgelly, Cardenden And Benarty

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

Location: 11 Sir James Black Gait Lochgelly Fife KY5 9PU

Applicant: Mr And Mrs Scott Graham 11 Sir James Black Gait Lochgelly Fife KY5 9PU

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

Application Permitted - no conditions

Ward: Rosyth
Proposal: Erection of 2 No. holiday lodges and Extension to Car Park
Location: Elgin Hotel Main Road Charlestown Dunfermline Fife KY11 3EE
Applicant: Mr Steven Campbell Elgin Hotel Main Road Charlestown Dunfermline Fife KY11 3EE
Agent: Sandy Nicol 5 St Leonards Tillicoultry Scotland FK13 6QU

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 either lodge, there shall be provided within the curtilage of the site 2 parking spaces per lodge in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 01 Amendment 1A. The parking spaces shall be retained for the lifetime of the development.
3. Prior to the first occupation of either lodge, there shall be provided within the curtilage of the site 13 replacement parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 01 Amendment 1A. The parking spaces shall be retained for the lifetime of the development.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all 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.
- 5.
- 6.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure all contamination within the site is dealt with.
5. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
6. 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.

126 **Application No:** 22/04016/LBC

Date Decision Issued: 25/05/2023

Ward: Rosyth

Proposal: Internal alterations include opening up living spaces and creation of the new garden room to connect visually and physically with the garden to the north

Location: 7 North Row Charlestown Dunfermline Fife KY11 3EL

Applicant: Mr and Mrs Andrew and Sara Mitchell 7 North Row Charlestown Dunfermline Fife KY11 3EL

Agent: Charina Beswick 91 Townhill Road Dunfermline UK KY12 0BW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

127 **Application No:** 22/04017/FULL

Date Decision Issued: 25/05/2023

Ward: Rosyth

Proposal: Alterations and extension to dwellinghouse

Location: 7 North Row Charlestown Dunfermline Fife KY11 3EL

Applicant: Mr and Mrs Andrew and Sara Mitchell 7 North Row Charlestown Dunfermline Scotland KY11 3EL

Agent: Charina Beswick 91 Townhill Road Dunfermline UK KY12 0BW

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.

128 **Application No:** 23/00653/FULL

Date Decision Issued: 15/05/2023

Ward: St. Andrews

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

Location: Lade Braes Cottage 42 Lade Braes St Andrews Fife KY16 9DA

Applicant: Mr Stephan Zeler Lade Braes Cottage 42 Lade Braes St Andrews Fife KY16 9DA

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. FOR THE AVOIDANCE OF DOUBT, Window 19 on approved drawing 08B shall be a traditionally constructed white painted sliding timber sash and case window detailed to closely match the existing timber sash and case windows on the south elevation of the property.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

129 **Application No:** 23/00706/FULL

Date Decision Issued: 15/05/2023

Ward: St. Andrews

Proposal: Change of use and sub-division of commercial premises (Class 3) to form 2 No. dwellinghouses (Class 9) and external alterations

Location: 11 Crails Lane St Andrews Fife KY16 9NR

Applicant: TWD Residential Ltd 1 George Square Glasgow Scotland G2 1AL

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.

Ward: St. Andrews
Proposal: Single storey extension to rear of flatted dwelling (renewal of 20/00580/FULL)
Location: Basement Flat 122 North Street St Andrews Fife KY16 9AF
Applicant: Mr Andrew Dunlop 166 Garscadden Road Glasgow Scotland G15 8SY
Agent: Joe Narsapur 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.
2. BEFORE WORKS COMMENCE ON SITE, the following detail, including all material finishes, colour and fixings shall be submitted for PRIOR approval in writing by this Planning Authority.

- Extended stone wall with new stone cope and glass balustrade to existing retaining wall

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

3. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework unless changes are subsequently agreed in writing with this Planning PRIOR to works commencing on site.
4. All new water goods shall be in metal and painted to match the colour of the existing water goods.

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.
3. To reserve the rights of the Planning Authority with respect to the external finishes.
4. To reserve the rights of the Planning Authority with respect to this detail.

131 **Application No:** 23/00780/FULL

Date Decision Issued: 16/05/2023

Ward: St. Andrews

Proposal: Change of use of lower ground floor from Class 11 (assembly and leisure) to short term let (sui generis)

Location: Armstrong House 26 Queens Terrace St Andrews Fife KY16 9QF

Applicant: Monarchs House Ltd Burn House Cupar United Kingdom KY15 7RQ

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

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.

132Application No: 23/00904/CLE

Date Decision Issued: 16/05/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of flatted dwelling (sui generis) as HMO (4 persons)

Location: 87 Bridge Street St Andrews Fife KY16 8AA

Applicant: Mr Paul Ratcliffe 19 Viewfield Crescent Aberdeen AB15 7XQ

Agent:

Application Permitted - no conditions

133 **Application No:** 22/03770/FULL

Date Decision Issued: 19/05/2023

Ward: St. Andrews

Proposal: Resurfacing of footpath with stone paving

Location: Street Record Queens Gardens St Andrews Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

134 **Application No:** 23/01217/CLP

Date Decision Issued: 22/05/2023

Ward: St. Andrews

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

Location: 94 Lawmill Gardens St Andrews Fife KY16 8QZ

Applicant: Mr & Mrs Sean Wiseman 94 Lawmill Gardens St Andrews Fife KY16 8QZ

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

Application Permitted - no conditions

135 **Application No:** 23/00310/LBC

Date Decision Issued: 26/05/2023

Ward: St. Andrews

Proposal: Listed Building Consent for upgrade to telecoms equipment internally within the church tower

Location: Hope Park Parish Church St Marys Place St Andrews Fife KY16 9UY

Applicant: EE Ltd 1 Hatfield Business Park Hatfield England AL109BW

Agent: James Reilly Bonnington Bond Suite 70 2 Anderson Place Edinburgh Scotland EH6 5NP

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: Installation of replacement windows, doors, alteration to window to form doors and installation of replacement rooflight
Location: Castlelea 30 East Scores St Andrews Fife KY16 9BE
Applicant: Mrs Karen Smith Castlelea 30 East Scores St Andrews Fife KY16 9BE
Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

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, all the timber sash and case windows hereby approved shall open as traditional sliding sash and case windows unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.
3. FOR THE AVOIDANCE OF DOUBT, the replacement front door shall be a traditionally constructed and detailed hardwood door to match the existing front door as per approved drawings 04 and 05A and shall be fitted with traditional ironmongery to closely match the existing front door ironmongery.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, to ensure that the proposed finishing details do not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
3. In the interests of visual amenity, to ensure that the proposed external finishing details do not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

137 **Application No:** 23/00631/FULL

Date Decision Issued: 05/06/2023

Ward: St. Andrews

Proposal: Installation of cycle rack

Location: Land Opposite Century Court 100 North Street St Andrews Fife

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

Agent: Andrew Tejada Bankhead Central Roads And Transportation Services 1st Floor Bankhead Central Bankhead Park Glenrothes Fife Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

138 **Application No:** 23/00634/FULL

Date Decision Issued: 05/06/2023

Ward: St. Andrews

Proposal: Installation of cycle rack

Location: Land At 113-115 Market Street St Andrews Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

139 **Application No:** 23/00635/FULL

Date Decision Issued: 05/06/2023

Ward: St. Andrews

Proposal: Installation of cycle rack
Site: South of Holy Trinity Church, South Street, St Andrews

Location: Site To The South Of Holy Trinity Church South Street St Andrews Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Change of use from non-residential institutions (Class 10) to dwellinghouse (Class 9) and extension and alterations
Location: 66 North Street St Andrews Fife KY16 9AH
Applicant: West Coldstream Properties 66 North Street St Andrews Fife KY16 9AH
Agent: Paul Devine 243 West George Street Glasgow UK G2 4QE

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. 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 Archaeological Area of Regional Importance.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

141 **Application No:** 23/00716/LBC

Date Decision Issued: 07/06/2023

Ward: St. Andrews

Proposal: Listed Building Consent for extensions and alterations to dwellinghouse

Location: 66 North Street St Andrews Fife KY16 9AH

Applicant: West Coldstream Properties 66 North Street St Andrews Fife KY16 9AH

Agent: Paul Devine 243 West George Street Glasgow UK G2 4QE

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.

142Application No: 23/01027/LBC

Date Decision Issued: 09/06/2023

Ward: St. Andrews

Proposal: Internal and external alterations including single storey extension to the rear, installation of replacement windows, reroofing and erection of fence (amendment to 22/00255/LBC to install 1 flue and gas meter box)

Location: 5C Gillespie Terrace The Scores St Andrews Fife KY16 9AT

Applicant: Mr & Mrs Bell 20 South Street Durham England DG1 4QP

Agent: Mike Manzie 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.

Ward: St. Andrews

Proposal: Porch demolition to side, formation of hardstanding and alteration to boundary wall to front, and external alterations to rear of dwellinghouse

Location: 32 Buchanan Gardens St Andrews Fife KY16 9LU

Applicant: Mr Florian Siefke 32 Buchanan Gardens St Andrews Fife KY16 9LU

Agent: Mark Walker 276B Blackness Road Dundee UK DD2 1RZ

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. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) for all repairs to the front boundary wall following the widening and re-surfacing of the existing vehicular access and drive as specified on approved drawings 06 and 07.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed finishing materials do not detract from the character and appearance of the Hepburn Gardens Conservation Area, within which the site is located.

144 **Application No:** 23/00792/FULL

Date Decision Issued: 24/05/2023

Ward: Tay Bridgehead

Proposal: Single storey extensions to side and rear of dwellinghouse

Location: 13 Kilmany Road Wormit Newport On Tay Fife DD6 8PG

Applicant: Mr David Hamilton 13 Kilmany Road Wormit Newport On Tay Fife DD6 8PG

Agent: Joe Narsapur 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.

Ward: Tay Bridgehead
Proposal: Erection of a single dwellinghouse and access
Location: 2 Castle Brae Newport On Tay Fife DD6 8HW
Applicant: Mr & Mrs Gordon and Katherine Crawford Westcroft 2 Castle Brae Newport on Tay Scotland DD6 8HW
Agent: Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The 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 National Planning Framework 4 (2023) and Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) 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 any work starting on the development site, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the wall and land to the rear of the wall to the East of the proposed access shall require to be removed or moved back to a position outwith the required aforementioned visibility splay. The hedge to the West shall require to be removed or cut back to a position outwith the required aforementioned visibility splay.
4. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided within this curtilage to accommodate the existing dwellinghouse and 2 No. off street parking spaces provided

within this curtilage to accommodate the proposed dwellinghouse. A total of 4 No. off street parking spaces shall be provided.

5. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, suitable turning areas 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 areas 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.
6. 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. 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 adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities to accommodate the existing and proposed dwellinghouses.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

146 **Application No:** 23/01262/CLP

Date Decision Issued: 29/05/2023

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (Proposed) for external alterations to dwellinghouse (formation of doors and window openings and raised decking area)

Location: 40B Grey Street Tayport Fife DD6 9HU

Applicant: Mrs Jackie Bell 40B Grey Street Tayport Fife DD6 9HU

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

Application Permitted - no conditions

147 **Application No:** 23/00890/FULL

Date Decision Issued: 02/06/2023

Ward: Tay Bridgehead

Proposal: Erection of conservatory to side of dwellinghouse.

Location: 1 Northview Terrace Wormit Newport On Tay Fife DD6 8PP

Applicant: Mr P Davey 1 Northview Terrace Wormit Newport On Tay Fife DD6 8PP

Agent: John Gordon 3 Dean Acres Comrie Dunfermline United Kingdom 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.

148 **Application No:** 23/00916/FULL

Date Decision Issued: 06/06/2023

Ward: Tay Bridgehead

Proposal: Alterations and extension to dwellinghouse

Location: 43 Main Street Balmullo St Andrews Fife KY16 0AE

Applicant: Mr And Mrs M Smith & Smith Westfeal Barn Near Leslie Glenrothes Scotland KY6 3JL

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

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:** 23/01277/CLP

Date Decision Issued: 06/06/2023

Ward: Tay Bridgehead

Proposal: Certificate of Lawfulness (Proposed) for use of flat as short term let (sui generis)

Location: 21 Wellgate Street Newport On Tay Fife DD6 8HS

Applicant: Ms Ruth Plummer 23 Wellgate St Newport on Tay Scotland DD68HS

Agent:

Application Permitted - no conditions

150 **Application No:** 23/01219/CLP

Date Decision Issued: 15/05/2023

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for alterations to dwellinghouse

Location: 37 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

Applicant: Mr & Mrs M, L Miller 37 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

Agent: Jamie Brown 22 Tarmangie Drive Dollar Scotland FK14 7BP

Application Permitted - no conditions

151 **Application No:** 23/00740/FULL

Date Decision Issued: 02/06/2023

Ward: West Fife And Coastal Villages

Proposal: Alterations and extension to existing dwellinghouse

Location: 32 Kilbagie Street Kincardine Alloa Fife FK10 4QX

Applicant: Mr Callum Jenkins & Michael Harte 32 Kilbagie Street Kincardine Alloa Fife FK10 4QX

Agent: Scott Fairclough 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.

152 **Application No:** 23/00379/FULL

Date Decision Issued: 06/06/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of 2 no. rooflights and formation of window opening

Location: 4 Blackadder Haven Culross Dunfermline Fife KY12 8HW

Applicant: Mr Jon Paul Carter 4 Blackadder Haven Culross Dunfermline Fife KY12 8HW

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.

153 **Application No:** 23/00523/FULL

Date Decision Issued: 07/06/2023

Ward: West Fife And Coastal Villages

Proposal: Installation of gas box

Location: 20 Macdonalds Lands Back Causeway Culross Dunfermline Fife KY12 8JE

Applicant: Mr Colin Grandison 20 Macdonalds Lands Back Causeway Culross
Dunfermline Fife KY12 8JE

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.

154 **Application No:** 23/01469/CLP

Date Decision Issued: 07/06/2023

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for single storey extension to rear of dwellinghouse and formation decked area

Location: 25 Adia Road Torryburn Dunfermline Fife KY12 8LB

Applicant: Mrs Gillian Ralph 25 Adia Road Torryburn United Kingdom KY12 8LB

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

Application Permitted - no conditions