



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 6/12/2023 - 7/9/2023**

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

1 **Application No:** 22/03911/FULL **Date Decision Issued:** 15/06/2023

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

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

**Location:** 10 Mulberry Crescent Methil Leven Fife KY8 2BA

**Applicant:** Ms Jackie Dougall 10 Mulberry Crescent Methil Leven Fife KY8 2BA

**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:** 23/01604/CLP **Date Decision Issued:** 15/06/2023

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

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

**Location:** 10 Branxton Avenue East Wemyss Kirkcaldy Fife KY1 4ET

**Applicant:** Mr & Mrs - Young 10 Branxton Avenue East Wemyss United Kingdom KY1 4ET

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

**Application Permitted - no conditions**

3 **Application No:** 23/00826/FULL **Date Decision Issued:** 22/06/2023

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

**Proposal:** Erection of 6 dwellinghouses (Amendment to 20/02413/FULL - reconfiguration of approved plots 79, 80, 81 to allow for the erection of 3 additional dwellings)

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

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

**Agent:**

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the approved Remedial Action Statement (Document 11 - McGregor McMahon Geo-Environmental Remediation Strategy April 2021). In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

3. Before any dwellinghouse is occupied, full details of all biodiversity enhancement measures shall be submitted to Fife Council as Planning Authority for prior written approval. The approved measures shall then be installed on site in full, before each respective house is occupied. For avoidance of doubt, the biodiversity enhancement measures can include but may not be limited to native species-rich hedgerows, integrated bat roost boxes and integrated bird nesting boxes.

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

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

4 **Application No:** 23/01034/FULL **Date Decision Issued:** 28/06/2023

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

**Proposal:** Alterations to windows and door of flatted dwelling

**Location:** 78 Main Road East Wemyss Kirkcaldy Fife KY1 4RG

**Applicant:** Mr Nathan Cunningham 78 Main Road East Wemyss Kirkcaldy Fife KY1 4RG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

5 **Application No:** 23/01026/FULL **Date Decision Issued:** 29/06/2023

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

**Proposal:** Change of use from beauty salon (Class 1A) (subdivision of unit) to hot food takeaway (Sui Generis) and Laundrette and installation of flue

**Location:** 240 Wellesley Road Methil Leven Fife KY8 3BW

**Applicant:** Mr Naveed Anwar 240 Wellesley Road Methil Leven Fife KY8 3BW

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

### **Application Refused**

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

1. In the interests of safeguarding residential amenity; insufficient information has been submitted by the applicant to demonstrate that the proposed use and the extract ventilation system would effectively extract and disperse the cooking fumes generated by the use without giving rise to unacceptable noise, odours and nuisance; all contrary to National Planning Framework 4 (2023) Policy 23 (Health and Safety) and Policy 27 (City, town, local and commercial centres); PAN 1/2011 Planning and Noise (2011); Policies 1 (Development Principles) and 10 (Amenity) of the Adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink (2016).

6 **Application No:** 23/01155/FULL **Date Decision Issued:** 03/07/2023

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

**Proposal:** Proposed extension to rear of dwellinghouse.

**Location:** 6 Don Street Methil Leven Fife KY8 3PU

**Applicant:** Mr Mitch Dick 6 Don Street Methil Fife KY8 3PU

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

**Application Permitted with Conditions**

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

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, 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.

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

7 **Application No:** 23/01204/LBC **Date Decision Issued:** 04/07/2023

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

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

**Location:** Tolbooth Main Street West Wemyss Kirkcaldy Fife KY1 4SN

**Applicant:** Mr Charles Wemyss Red House Wemyss Castle East Wemyss Fife Scotland  
KY1 4TE

**Agent:** Ariane Porter Customs Lane 1 Customs Wharf Edinburgh United Kingdom  
EH6 6AL

### **Application Permitted with Conditions**

**Approve** subject to the following 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 work commencing on each of the following stages of the property, full inspection details and a comprehensive schedule of the proposed works shall be submitted to Fife Council as Planning Authority for prior written approval and undertaken as approved thereafter.

- All masonry repairs
- All proposed harling
- Wrought Iron Balustrade
- Tower roof/Main Roof
- Clock
- Armorial Panel
- Any alterations/refurbishment to existing and proposed Fireplaces

If replacement of the spalling armorial panel and clock are found to be required and sought through the discharging of this condition, an appropriate building recording focussing on these two details is required.

For information - A 'Basic' level recording is set out in [ALGAO\\_Scotland\\_Buildings\\_Guidance\\_2013.pdf](#)

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

1. In order to comply with the 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 and this Category B Listed Building.

8 **Application No:** 23/01205/FULL **Date Decision Issued:** 04/07/2023

**Ward:** Buckhaven, Methil And Wemyss Villages  
**Proposal:** Change of use from office (Class 4) to holiday accomodation including internal/external alterations and reinstatement of heritage features  
**Location:** Tolbooth Main Street West Wemyss Kirkcaldy Fife KY1 4SN  
**Applicant:** Mr Charles Wemyss Red House Wemyss Castle East Wemyss Fife Scotland KY1 4TE  
**Agent:** Ariane Porter Customs House 1 Customs Wharf Edinburgh United Kingdom EH6 6AL

### **Application Permitted with Conditions**

**Approve** subject to the following 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 work commencing on each of the following stages of the property, full inspection details and a comprehensive schedule of the proposed works shall be submitted to Fife Council as Planning Authority for prior written approval and undertaken as approved thereafter.
  - All masonry repairs
  - All proposed harling
  - Wrought Iron Balustrade
  - Tower roof/Main Roof
  - Clock
  - Armorial Panel
  - Any alterations/refurbishment to existing and proposed Fireplaces

If replacement of the spalling armorial panel and clock are found to be required and sought through the discharging of this condition, an appropriate building recording focussing on these two details is required.

For information - A 'Basic' level recording is set out in ALGAO\_Scotland\_Buildings\_Guidance\_2013.pdf

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

1. In order to comply with the 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 and this Category B Listed Building.

9 **Application No:** 22/04185/FULL **Date Decision Issued:** 06/07/2023

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

**Proposal:** Installation of replacement windows to council properties; No's 316, 326, 328 & 338.

**Location:** 316 High Street Methil Leven Fife KY8 3EJ

**Applicant:** Mr Alan J Hall Fife house North Street Glenrothes Scotland KY7 5LT

**Agent:** Alan Tarvet Bankhead 1 Property services Bankhead Glenrothes Scotland KY7 5GH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

10 **Application No:** 22/04190/LBC

**Date Decision Issued:** 06/07/2023

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

**Proposal:** Listed Building Consent for the Installation of replacement windows to council properties; No's 316, 326, 328 & 338.

**Location:** 316 High Street Methil Leven Fife KY8 3EJ

**Applicant:** Mr Alan.J Hall Fife House North St Glenrothes Scotland KY7 5LT

**Agent:** Alan Tarvet Bankhead 1 Property services Bankhead Glenrothes Scotland KY7 5GH

### **Application Permitted with Conditions**

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

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

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

1. In order to comply with the 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:** 23/01214/FULL **Date Decision Issued:** 07/07/2023

**Ward:** Buckhaven, Methil And Wemyss Villages  
**Proposal:** Single storey extension to rear of dwellinghouse.  
**Location:** 19 Lochhead Crescent Coaltown Of Wemyss Kirkcaldy Fife KY1 4LR  
**Applicant:** Mr W Smart 19 Lochhead Crescent Coaltown of Wemyss Scotland KY1 4LR  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

### **Application Permitted with Conditions**

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

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, 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.

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

12 **Application No:** 22/01469/ADV

**Date Decision Issued:** 12/06/2023

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

**Proposal:** Advertisement consent for one externally illuminated fascia sign, 3 non-illuminated window signs and one non-illuminated projecting sign

**Location:** 192 High Street Burntisland Fife KY3 9AH

**Applicant:** Mr Ervin Gamble 192 High Street Burntisland Fife KY3 9AH

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed canopy and outdoor seating area are not hereby approved and further Planning Permission and Listed Building Consent applications shall be required.

**Reason(s):**

1. To ensure all correct consents are in place.

13 **Application No:** 23/01031/FULL **Date Decision Issued:** 15/06/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Installation of 3 no. rooflights to flatted dwelling.  
**Location:** 22 High Street Kinghorn Burntisland Fife KY3 9UE  
**Applicant:** Mr. and Mrs David and Rowan Macleod 22 High Street Kinghorn Burntisland Fife KY3 9UE  
**Agent:** Peter Lindow Castle Mount 20 Castle Wynd Castle Wynd Kinghorn United Kingdom KY3 9UJ

**Application Permitted with Conditions**

**Approve** subject to the following 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 rooflights hereby approved shall be of the Heritage Conservation Style types as per Fife Council Drawing Number 10 unless otherwise agreed in writing with this planning authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting the visual character of the Kinghorn Conservation Area within which the site is located.

14 **Application No:** 23/00649/FULL **Date Decision Issued:** 19/06/2023

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

**Proposal:** Dormer extension to side of dwellinghouse

**Location:** 15 Lonsdale Crescent Burntisland Fife KY3 0BN

**Applicant:** Mrs Helen Stroud 15 Lonsdale Crescent Burntisland Fife KY3 0BN

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

**Application Permitted with Conditions**

**Approve** subject to the following 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:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Erection of 2 dwellinghouses with associated driveways and infrastructure  
**Location:** Former Site Of Binn House Fleming Way Burntisland Fife  
**Applicant:** Mr Cameron Hobbett C/o The Summerhouse Lochies Road Burntisland Fife KY3 9JX  
**Agent:** Richard Atkins 1 Carlaverock Cottages Flat 8 Edinburgh United Kingdom EH5 2GS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF EACH DWELLINGHOUSE HEREBY APPROVED, the respective 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.
3. PRIOR TO THE OCCUPATION OF EACH DWELLINGHOUSE HEREBY APPROVED, there shall be provided within the curtilage of Plot 2A two parking spaces for vehicles and 3 parking spaces shall be provided within the curtilage of Plot 2B, all in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Approved Drawing No (--)001C (Fife Council Reference 02). The parking spaces shall thereafter be retained for the lifetime of the development.
4. Prior to the occupation of the first dwellinghouse, confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
5. BEFORE ANY DEVELOPMENT STARTS ON SITE, an Arboricultural Method Statement (AMS) shall be submitted for the written approval of Fife Council as Planning Authority. This shall provide the following:
  - A scheme of tree protection measures to protect the trees surrounding the site during construction;
  - A no dig solution specification, methodology and locations for use; shall be submitted and approved in writing by Fife Council as Planning Authority;
  - Special precaution measures.

The development shall be implemented in accordance with the details approved through this condition. FOR THE AVOIDANCE OF DOUBT, no works shall commence on site until the AMS has been agreed in writing by Fife Council as Planning Authority.

6. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.
7. The dwellinghouses hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in the dwellinghouse. For the avoidance of doubt neither of the dwellinghouses hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the 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 adequate off-street parking facilities.
4. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.

5. In the interests of protecting the trees surrounding the site.
6. In the interests of ecology, to minimise potential disruption within the bird nesting season.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan 2017.

16 **Application No:** 23/01022/FULL **Date Decision Issued:** 19/06/2023

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

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

**Location:** 25 Dronachy Road Kirkcaldy Fife KY2 5QL

**Applicant:** Mrs Kirsty Cairns 25 Dronachy Road Kirkcaldy Fife KY2 5QL

**Agent:** Michael Spence Abbey Hill Precinct Street Coupar Angus Scotland 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.

17 **Application No:** 23/01179/CAC

**Date Decision Issued:** 19/06/2023

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

**Proposal:** Substantial Demolition in a Conservation Area

**Location:** 18 Nethergate Kinghorn Burntisland Fife KY3 9SY

**Applicant:** Mr Mark Kinnell 18 Nethergate Kinghorn Burntisland Fife KY3 9SY

**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. NO WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with a valid full planning permission.

**Reason(s):**

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

18 **Application No:** 23/01053/FULL **Date Decision Issued:** 20/06/2023

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

**Proposal:** Single storey extension and first floor extension with access to new roof terrace and external alterations including installation of replacement windows and doors

**Location:** 18 Nethergate Kinghorn Burntisland Fife KY3 9SY

**Applicant:** Mr Mark Kinnell 18 Nethergate Kinghorn Burntisland Fife KY3 9SY

**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.

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Listed Building Consent for repair and replacement works including re-roofing and replacement slates, replacement rainwater goods, fascia, soffits, bargeboards, ridges and finials  
**Location:** 1 Beveridge Park Boglily Road Kirkcaldy Fife KY2 5LZ  
**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Assets, Transportation & Environment Building Services  
**Agent:** Vince Rendall Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the existing roof tiles shall be salvaged and re-used where possible, concentrating existing roof tiles on the principle and public elevations. The hereby approved replacement roof tiles shall be used where necessary to make up a short fall in existing tiles. Finalised details of the replacement roof tiles shall be submitted for written approval by Fife Council as Planning Authority prior to the replacement of the roof.
3. FOR THE AVOIDANCE OF DOUBT, all replacement rainwater goods shall be cast iron to match unless otherwise agreed in writing by Fife Council as Planning Authority.
4. A finalised plan detailing the replacement and re-use of the decorative ridge tiles and finials shall be submitted for written approval by Fife Council as Planning Authority prior to works to the ridge being undertaken.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

20 **Application No:** 23/01420/FULL

**Date Decision Issued:** 29/06/2023

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

**Proposal:** External alterations to dwellinghouse including raised roof height (Renewal of 20/01071/FULL)

**Location:** 4 Seafield View Kinghorn Burntisland Fife KY3 9TG

**Applicant:** Mr L. Lochtie & Ms L. Lamb 4 Seafiled View Kinghorn U.K. KY3 8TG

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE finalised details of the proposed roof tiles shall be submitted for written approval by Fife Council as Planning Authority, after which time all works shall be carried out as agreed.

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

1. In order to comply with the 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.

21 **Application No:** 23/00097/FULL

**Date Decision Issued:** 04/07/2023

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

**Proposal:** Erection of 5 dwellinghouses with associated access, parking and infrastructure

**Location:** Land At Former Mourn House Fife

**Applicant:** Davidson-Baxter-partnership-Ltd 108 St Clair Street Kirckaldy United Kingdom KY1 2BD

**Agent:** Stewart Davidson 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

### **Application Refused**

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

1. In the interest of safeguarding the countryside from unjustified sporadic residential development; the site relates to naturalised land and the need for new dwellinghouses at this location is not considered to be justified as the application site lies outwith any defined settlement boundary and does not meet the policy intent of the Development Plan. The proposal is therefore contrary to Policies 9, 16, 17 and 29 of National Planning Framework 4 (2023) and Policies 1, 2, 7 and 8 of the Adopted FIFEplan (2017).
2. In the interests of visual amenity and safeguarding the rural character of the Local Landscape Area; the proposed dwellinghouses would be in an isolated position and would visually encroach on the rural nature of the site and its context, to the detriment of visual quality of Cullaloe Hills and Coast Local Landscape Area and its countryside setting. The proposal is therefore contrary to Policies 4, 14, 17 and 29 of National Planning Framework 4 (2023), Policies 1, 7, 8, 10, 11 and 13 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).
3. In the interests of road safety; it is considered that there is insufficient information submitted to enable a full assessment to be carried out to fully assess the road safety implications of the proposed residential development. The proposal is therefore contrary to Policies 13 and 14 of NPF4, Policies 1, 3 and 10 of the Adopted Local Plan and Making Fife's Places Supplementary Guidance - (Appendix G - Fife Council's Transportation Development Guidelines).
4. In the interests of safeguarding natural heritage assets; it is considered that there is insufficient information, by way of the lack of ecological studies to allow a full assessment of the proposal to be carried out with regards to natural heritage assets. The proposal is therefore contrary to Policies 3 and 4 of National Planning Framework 4 (2023), Policies 1 and 13 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

22 **Application No:** 23/01185/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Cowdenbeath

**Proposal:** Replacement dormer extension with roof terrace to front and replacement single storey extension to rear of dwellinghouse

**Location:** Hillcrest Foulford Road Cowdenbeath Fife KY4 9AP

**Applicant:** Mr Stevie Psyl Hillcrest Foulford Road Cowdenbeath KY4 9AP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

23 **Application No:** 23/01280/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Cowdenbeath

**Proposal:** Blocking up of garage door and installation of windows to front of dwellinghouse

**Location:** 101 Limepark Crescent Kelty Fife KY4 0FH

**Applicant:** Mrs Dorothy Buchanan 101 Limepark Crescent Kelty KY4 0FH

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

**Application Permitted with Conditions**

**Approve** subject to the following 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.

24 **Application No:** 23/00810/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Cowdenbeath

**Proposal:** Single storey extension, raised platform, steps and balustrades to rear of dwellinghouse

**Location:** 19 Glenfield Road Cowdenbeath Fife KY4 9EP

**Applicant:** Mrs Dorna Taylor 19 Glenfield Road Cowdenbeath KY4 9EP

**Agent:** Grant Allan 45 Pitmedden Road Dunfermline 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.
2. For the avoidance of doubt, no clear-glazed windows shall be installed in the approved extension's north-east-facing side elevation, unless otherwise agreed in writing with the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to No. 17's rear garden area.

25 **Application No:** 23/00403/FULL

**Date Decision Issued:** 15/06/2023

**Ward:** Cupar

**Proposal:** Erection of 2no columns supporting ANPR cameras

**Location:** The Factory Shop East Burnside Cupar Fife KY15 4DQ

**Applicant:** Miss Sara Wall 11 Southern Street Manchester England M3 4NJ

**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.

26 **Application No:** 23/00402/ADV

**Date Decision Issued:** 16/06/2023

**Ward:** Cupar

**Proposal:** Display of non-illuminated freestanding and wall mounted signage

**Location:** The Factory Shop East Burnside Cupar Fife KY15 4DQ

**Applicant:** Miss Sara Wall 11 Southern Street Manchester England M3 4NJ

**Agent:**

**Application Permitted - no conditions**

27 **Application No:** 23/00638/CLP

**Date Decision Issued:** 19/06/2023

**Ward:** Cupar

**Proposal:** Certificate of lawfulness (proposed) for formation of wetland and erection of outbuilding

**Location:** Clatto Broomside Blebocraigs Cupar Fife KY15 5UE

**Applicant:** Dr Karen Watson Clatto Broomside Blebocraigs Cupar Scotland KY15 5UE

**Agent:**

**Application Permitted - no conditions**

28 **Application No:** 23/00852/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Cupar

**Proposal:** Formation of access ramp on existing domestic outbuilding and extension to outbuilding.

**Location:** 3 Woodpark Cottages North Croftdyke Ceres Cupar Fife KY15 5QH

**Applicant:** Mr D Stewart 3 Woodpark Cottages North Croftdyke Ceres Cupar Fife KY15 5QH

**Agent:** David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/00874/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Cupar

**Proposal:** Double garage extension to front of dwellinghouse

**Location:** 87 St Michaels Drive Cupar Fife KY15 5BP

**Applicant:** Mr Steven Page 87 St Michaels Drive Cupar Fife KY15 5BP

**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.

30 **Application No:** 23/00553/FULL

**Date Decision Issued:** 28/06/2023

**Ward:** Cupar

**Proposal:** Installation of replacement windows

**Location:** 3B The Cross Cupar Fife KY15 4BP

**Applicant:** Mr Findlay 3B The Cross Cupar Fife KY15 4BP

**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:** 23/00448/FULL **Date Decision Issued:** 04/07/2023

**Ward:** Cupar

**Proposal:** Erection of proposed cabin in curtilage of dwellinghouse.

**Location:** 108 Tarvit Drive Cupar Fife KY15 5BH

**Applicant:** Ms Sarah Martin 108 Tarvit Drive Cupar Fife KY15 5BH

**Agent:** David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

**Application Permitted with Conditions**

**Approve** subject to the following 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.

32 **Application No:** 23/01328/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** Cupar

**Proposal:** Installation of replacement roof to dwellinghouse

**Location:** 24 Bowling Green Road Cupar Fife KY15 4HD

**Applicant:** Mrs Toni Stockton 24 Bowling Green Road Cupar Fife KY15 4HD

**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.

33 **Application No:** 23/01381/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** Cupar

**Proposal:** Erection of domestic garage with studio space above (Renewal of 17/03593/FULL)

**Location:** Balgonie Blebocraigs Cupar Fife KY15 5UF

**Applicant:** Mr & Mrs Ritchie Sherret Balgonie Blebocraigs Cupar UK KY15 5UF

**Agent:** Stuart Shand Studio One Crook Of Devon Kinross UK KY13 0UL

**Application Permitted with Conditions**

**Approve** subject to the following 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 domestic garage and store hereby approved shall only be used for domestic purposes which are ancillary to the main dwellinghouse. Furthermore, the domestic garage and store should 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.

34 **Application No:** 23/00973/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** Cupar

**Proposal:** Two single storey extensions to rear of dwellinghouse, and one single storey to front

**Location:** Craiglea Cottage Ladeddie Farm Ladeddie Pitscottie Cupar Fife KY15 5TY

**Applicant:** Mr Nick Mair Craig Lea Cottage Ladeddie Cupar KY15 5TY

**Agent:** Toni Coppola 12 Lady Nina Square Coaltown Of Balgonie Fife KY7 6HN

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01260/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** Cupar

**Proposal:** Change of use of part of dwellinghouse (Class 9) to use 3 bedrooms for bed and breakfast (Class 9)

**Location:** Craighall Steading Craighall Ceres Cupar Fife KY15 5PT

**Applicant:** Mr Dave Jones-Lofting Craighall Steading Ceres Cupar Fife KY15 5PT

**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.

36 **Application No:** 23/00127/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Cupar

**Proposal:** Erection of toilet facilities with access ramp and associated drainage

**Location:** Scottish Deer Centre Rankeilour Bow Of Fife Cupar Fife KY15 4NQ

**Applicant:** The Scottish Deer Centre Rankeilour Bow Of Fife Cupar Fife KY15 4NQ

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

**Ward:** Cupar  
**Proposal:** Planning permission in principle for erection of dwellinghouse (renewal of planning permission 18/02553/PPP)  
**Location:** Woodlands Drum Road Cupar Muir Cupar Fife KY15 5DU  
**Applicant:** Mr Les McAndrew C/o Graham And Sibbald 233 St Vincent Street Glasgow United Kingdom G2 5QY  
**Agent:** Thomas Luke 233 St Vincent Street Glasgow Scotland G2 5QY

### **Application Permitted with Conditions**

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

1. 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 boundary treatments;
  - (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) A tree 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 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 work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. The detailed plans required by condition 1 of the consent shall clearly illustrate, in cross-section form, the existing ground level, the extent of any underbuilding, the finalised floor level of the proposed development in relation to the levels of adjacent land and buildings (including windows of buildings within 18 metres) and any intervening existing or proposed screening (walls or fences). The floor levels shall clearly relate to a Fixed Datum Point on or nearby the site such as a road or pavement, which shall be identified on the submitted plans.
3. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be off street parking spaces provided within the curtilage of the site to accommodate the new dwellinghouse in accordance with the current Fife Council Parking Standards and thereafter the parking spaces shall be maintained and kept available throughout the lifetime of the development.
5. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the development site, a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by the occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.
6. Prior to the first occupation of the proposed dwellinghouse, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. 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).

**Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997.
2. In the interests of residential and visual amenity; (a) to ensure that there is no significant detrimental impact on adjacent properties and (b) to avoid excessive underbuilding.
3. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. In the interest of road safety: to ensure adequate provision of off-street car parking.
5. In the interest of road safety: to ensure that vehicles can enter and exit the site in a forward gear.
6. 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.

38 **Application No:** 23/01203/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Dunfermline Central

**Proposal:** Installation of dormer extension to side of dwellinghouse

**Location:** 11 Lundin Road Crossford Dunfermline Fife KY12 8PW

**Applicant:** Mr Keir Mitchell 11 Lundin Road Crossford Dunfermline Fife KY12 8PW

**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.

39 **Application No:** 22/03748/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to rear and single storey extension to side of dwellinghouse

**Location:** 46 Ronaldson Grove Dunfermline Fife KY12 7RU

**Applicant:** Mr & Mrs G Simpson 46 Ronaldson Grove Dunfermline KY12 7RU

**Agent:** Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife 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.

40 **Application No:** 23/01276/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Dunfermline Central

**Proposal:** Single storey extension to side of dwellinghouse and erection of domestic garage.

**Location:** 25 Lundin Road Crossford Dunfermline Fife KY12 8PN

**Applicant:** Mr. & Mrs. Keith Owens 25 Lundin Road Crossford United Kingdom KY12 8PN

**Agent:** Keith Owens 24 West Nicolson Street Edinburgh Midlothian EH8 9DD

### **Application Permitted with Conditions**

**Approve** subject to the following 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.

41 **Application No:** 22/04139/FULL

**Date Decision Issued:** 21/06/2023

**Ward:** Dunfermline Central

**Proposal:** Change of use from vacant unit to form 8 flatted dwellings (Sui Generis) and installation of external ducts and slate vents

**Location:** 31 Chapel Street Dunfermline Fife

**Applicant:** Mr Andrew Black Suite 2 Pitreavie Drive Pitreavie Business Park Dunfermline KY11 8US

**Agent:** Malcolm MaCallie Suite 2 Abtel Building Pitreavie Drive Pitreavie Business Park Dunfermline KY11 8US

### **Application Permitted with Conditions**

**Approve** subject to the following 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 recommended noise attenuation measures as contained within the approved noise impact assessment report (Plan Reference 12), specifically sealing around the perimeter of the windows, installation of wall linings and the installation of a mechanical ventilation system, shall be carried out in full and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
3. Prior to any works commencing on site, details of the provision of 1 safe, covered and secure cycle parking space per dwelling under stairwells or similar shall be submitted for approval by Fife Council as Planning Authority. Once approved and prior to the occupation of each respective flat, the cycle parking spaces shall be provided in accordance with the current Fife Council Making Fife's Places Appendix G and as per the approved plan.

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

1. In order to comply with the 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 adequate cycle parking facilities to encourage more sustainable travel options.

42 **Application No:** 23/01193/CLE

**Date Decision Issued:** 22/06/2023

**Ward:** Dunfermline Central

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

**Location:** 78 St Margaret Street Dunfermline Fife KY12 7PE

**Applicant:** Mrs Hannah Strachan 46 Cairn Grove Crossford Dunfermline United Kingdom KY12 8YD

**Agent:**

**Application Permitted - no conditions**

43 **Application No:** 23/01329/FULL **Date Decision Issued:** 29/06/2023

**Ward:** Dunfermline Central

**Proposal:** Two storey extension to side of dwellinghouse.

**Location:** 4 Carron Grove Dunfermline Fife KY11 4LN

**Applicant:** Mr Michael P Ranaldi 4 Carron Grove Dunfermline Scotland KY11 4LN

**Agent:** Richard Moss 6 Doune Park Way Coatbridge North Lanarkshire ML5 4EQ

**Application Permitted with Conditions**

**Approve** subject to the following 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 windows shall be installed on the first floor level of the north east elevation of the development without the prior consent of 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 safeguarding the privacy and amenity of the neighbouring property.

44 **Application No:** 23/01449/FULL **Date Decision Issued:** 29/06/2023

**Ward:** Dunfermline Central

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

**Location:** 15 Tolmount Drive Dunfermline Fife KY12 7YB

**Applicant:** Mr David Arbuthnott 15 Tolmount Drive Dunfermline Fife KY12 7YB

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

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01012/FULL

**Date Decision Issued:** 03/07/2023

**Ward:** Dunfermline Central

**Proposal:** Alterations including installation of replacement slates and rooflights

**Location:** 3 Park Place Dunfermline Fife KY12 7QJ

**Applicant:** Mrs Frances Mackie 3 Park place Dunfermline Scotland KY12 7QJ

**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.

46 **Application No:** 23/00807/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** Dunfermline Central

**Proposal:** Change of use from Office (Class 1A) to flatted dwelling (Sui Generis)

**Location:** 10 Chalmers Street Dunfermline Fife KY12 8DF

**Applicant:** Mr S Pietrzak 6 MacDonald Drive Stirling FK7 9EW

**Agent:** Sean Elder 28 Grahamsdyke Place Boness EH51 9QZ

**Application Permitted with Conditions**

**Approve** subject to the following 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 recommended noise attenuation measures as contained within Section 6 of the approved noise impact assessment report (Plan Reference 07), specifically the installation of secondary glazing to all windows and the construction of additional ceiling at ground level, shall be carried out in full and maintained for the lifetime of the development 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 safeguarding residential amenity

47 **Application No:** 23/01322/LBC

**Date Decision Issued:** 05/07/2023

**Ward:** Dunfermline Central

**Proposal:** Installation of 7 replacement windows

**Location:** Commercial Inn 13 Douglas Street Dunfermline Fife KY12 7EB

**Applicant:** Admiral Taverns 4th Floor Suite B 58 Nicholas Street Chester England CH1 2NP

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case windows with no horns and a weighted pulley system. They shall be painted white with linseed oil paint and thereafter permanently maintained as such. The glazing depth should be a maximum of 14mm.

**Reason(s):**

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Dunfermline Conservation Area is maintained.

48 **Application No:** 23/01342/FULL **Date Decision Issued:** 05/07/2023

**Ward:** Dunfermline Central

**Proposal:** Planning permission for replacement windows

**Location:** Commercial Inn 13 Douglas Street Dunfermline Fife KY12 7EB

**Applicant:** Undefined 4th Floor Suite B 58 Nicholas Street Chester England CH1 2NP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

49 **Application No:** 23/00853/FULL

**Date Decision Issued:** 23/06/2023

**Ward:** Dunfermline North

**Proposal:** Installation of reverse vending machine and erection of enclosure

**Location:** Co-operative Retail Services 2 Shamrock Street Dunfermline Fife KY12 0JH

**Applicant:** The Co-op Group 1 Angel Square Manchester United Kingdom M60 0AG

**Agent:** Scott Bain Sentinel Building 103 Waterloo Street Glasgow United Kingdom G2  
7BW

**Application Withdrawn**

50 **Application No:** 23/01749/ADV

**Date Decision Issued:** 30/06/2023

**Ward:** Dunfermline North

**Proposal:** Display of 1 No. non-illuminated fascia sign  
SITE: The Linen Quarter Depot, KY12 7BD

**Location:** 2D The Depot Winterthur Lane Dunfermline Fife KY12 9FY

**Applicant:** Ms Izabela Knut Willow Lodge Muirside Road Cairneyhill Dunfermline Fife  
KY12 8XP

**Agent:** Eric Carlin 93 Carseview Tullibody GB FK10 2SR

**Application Permitted - no conditions**

51 **Application No:** 23/01039/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** Dunfermline North

**Proposal:** Formation of external plant area including installation of associated external plant and ductwork/pipework, fencing and gate

**Location:** Unit 8 Carnegie Retail Park Dunfermline Fife KY12 7AU

**Applicant:** Mr Paul Snelling 73 Clarendon Road WATFORD United Kingdom WD17 1TX

**Agent:** Graham Watson 16 Moray Place Edinburgh United Kingdom EH3 6DT

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01109/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** Dunfermline North

**Proposal:** External alterations to commercial unit (Class 1A) including installation of new windows and doors, recladding of walls and erection of fence and gates

**Location:** 190 Inglis Street Dunfermline Fife KY12 7AX

**Applicant:** Mr M Williams King Edwards Court 4 King Edward Square Sutton Coldfield United Kingdom B73 6AP

**Agent:** Louise Flower Monkyn Pyn Thornwell Road Wilmington United Kingdom BN26 6RL

**Application Permitted with Conditions**

**Approve** subject to the following 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.

53 **Application No:** 23/01406/FULL

**Date Decision Issued:** 03/07/2023

**Ward:** Dunfermline South

**Proposal:** Formation of raised deck with ancillary storage (retrospective).

**Location:** 16 Wedderburn Place Dunfermline Fife KY11 4PJ

**Applicant:** Mr Jakub Jozwiak 16 Wedderburn Place Dunfermline UK KY11 4PJ

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

**Application Permitted - no conditions**

54 **Application No:** 23/00910/FULL

**Date Decision Issued:** 12/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to rear dormer extensions to dwellinghouse

**Location:** Tollgreen House Rankeillor Street Elie Leven Fife KY9 1DJ

**Applicant:** Mr James Reid 133 Oakhill Grange Aberdeen United Kingdom AB15 5EA

**Agent:** Anthony Fusi 174 Ayr Road Glasgow UNITED KINGDOM G77 6ED

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such with no visible trickle vents. The glazing depth should be a maximum of 12mm with astragal details to match existing.

**Reason(s):**

1. In order to comply with the 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 Category C Listed Building and Elie and Earlsferry Conservation Area is maintained.

55 **Application No:** 23/01071/FULL

**Date Decision Issued:** 12/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Removal and replacement of existing rear extension and installation and replacement of dormer extensions to front of dwellinghouse

**Location:** 39 Charles Street Pittenweem Anstruther Fife KY10 2QJ

**Applicant:** Mr Craig Fyall 39 Charles Street Pittenweem Anstruther Fife KY10 2QJ

**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.

56 **Application No:** 23/00857/FULL **Date Decision Issued:** 14/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear, increase existing ridge height and formation of rear dormer to dwellinghouse

**Location:** Amulree Woodside Leven Fife KY8 5TE

**Applicant:** Mr Alastair Saddler Amulree Woodside Leven Fife KY8 5TE

**Agent:** John Webster 20 The Flour Mill Exchange Court Dundee DD1 3DE

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

57 **Application No:** 22/03373/CAC

**Date Decision Issued:** 19/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Conservation Area Consent for demolition of dwellinghouse.

**Location:** Katherine Villa Ferry Road Earlsferry Leven Fife KY9 1AJ

**Applicant:** Mr James McCulloch Ogilvie Cottage Ferry Road Elie United Kingdom KY9 1AJ

**Agent:** Graeme Macdonald McKenzie Strickland Associates 159 Dunkeld Road Perth United Kingdom PH1 5AS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Erection of dwellinghouse (demolish existing)**Location:** Katherine Villa Ferry Road Earlsferry Leven Fife KY9 1AJ**Applicant:** Mr James McCulloch Ogilvie Cottage Ferry Road Elie United Kingdom KY9 1AJ**Agent:** Graeme Macdonald McKenzie Strickland Associates 159 Dunkeld Road Perth United Kingdom PH1 5AS**Application Permitted with Conditions****Approve** subject to the following 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. 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.

4. BEFORE WORKS COMMENCE ON SITE a scheme designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and highway) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority
5. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. To safeguard the Residential Amenity of the surrounding area
4. In the interests of safeguarding the amenity of adjoining and nearby residents.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted



59 **Application No:** 23/01212/LBC

**Date Decision Issued:** 19/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of replacement windows to dormer extensions to dwellinghouse

**Location:** Tollgreen House Rankeillor Street Elie Leven Fife KY9 1DJ

**Applicant:** Mr James Reid 133 Oakhill Grange Aberdeen United Kingdom AB15 5EA

**Agent:** Anthony Fusi 174 Ayr Road Glasgow United Kingdom G77 6ED

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such with no visible trickle vents. The glazing depth should be a maximum of 12mm with astragal details to match existing.

**Reason(s):**

1. In order to comply with the 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 Category C Listed Building and Elie and Earlsferry Conservation Area is maintained.

60 **Application No:** 23/00607/FULL

**Date Decision Issued:** 22/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of 3 no. rooflights and conversion of existing garage

**Location:** 11 West Street St Monans Anstruther Fife KY10 2BU

**Applicant:** Mr Padraig Egan 11 West Street St Monans Anstruther Fife KY10 2BU

**Agent:** Caroline Woodward Salvus House Aykley Heads Business Park Aykley Heads  
Durham United Kingdom DH1 5TS

**Application Permitted with Conditions**

**Approve** subject to the following 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.

61 **Application No:** 23/00657/FULL **Date Decision Issued:** 22/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Siting of portacabin for ancillary storage

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

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

62 **Application No:** 23/01057/FULL **Date Decision Issued:** 23/06/2023

**Ward:** East Neuk And Landward

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

**Location:** 66 Bow Butts Crail Anstruther Fife KY10 3UT

**Applicant:** Ms Carol Anderson 66 Bow Butts Crail Fife KY10 3UT

**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.

63 **Application No:** 23/01315/FULL

**Date Decision Issued:** 23/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey domestic garage in front curtilage of dwellinghouse

**Location:** The Haven 27A Seagate Kingsbarns St Andrews Fife KY16 8SR

**Applicant:** Mr Richard Parr Birchbrae Millbank Park Cupar KY15 5EP

**Agent:** Gordon Morton Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

**Application Permitted with Conditions**

**Approve** subject to the following 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 relevant conditions relating to visibility splays and off street parking provision attached to the original planning permission Ref. 20/00536/FULL shall still apply with respect to this planning approval.

**Reason(s):**

1. In order to comply with the 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.

64 **Application No:** 23/00724/LBC

**Date Decision Issued:** 26/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of replacement windows and internal alterations to dwellinghouse

**Location:** 4 Westgate Crail Anstruther Fife KY10 3RF

**Applicant:** Mrs Karen Vaughan 4 Westgate Crail Anstruther Fife KY10 3RF

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

65 **Application No:** 23/01323/CLP

**Date Decision Issued:** 26/06/2023

**Ward:** East Neuk And Landward

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

**Location:** Ballochty Cottage 24 St Andrews Road Largoward Leven Fife KY9 1HZ

**Applicant:** Mr Finlay Pearson Ballochty Cottage 24 St Andrews Road Largoward Leven Fife KY9 1HZ

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

**Application Permitted - no conditions**

66 **Application No:** 23/00725/FULL **Date Decision Issued:** 27/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to dwellinghouse

**Location:** 4 Westgate Crail Anstruther Fife KY10 3RF

**Applicant:** Mrs Karen Vaughan 4 Westgate Crail Anstruther Fife KY10 3RF

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

67 **Application No:** 23/00784/FULL

**Date Decision Issued:** 27/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to front and rear of dwellinghouse

**Location:** 12 Rustic Place Crail Road Anstruther Fife KY10 3EP

**Applicant:** Mr Iain Brocklebank 12 Rustic Place Crail Road Anstruther Fife KY10 3EP

**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.

68 **Application No:** 23/00995/FULL

**Date Decision Issued:** 28/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of rooflight and replacement doors to dwellinghouse

**Location:** 13 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

**Applicant:** Miss Florence Royer 13 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

**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.

69 **Application No:** 23/00996/LBC

**Date Decision Issued:** 28/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of rooflight and replacement doors to dwellinghouse

**Location:** 13 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

**Applicant:** Miss Florence Royer 13 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

**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.

70 **Application No:** 23/01049/FULL

**Date Decision Issued:** 28/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to dwellinghouse

**Location:** May House West Green Crail Anstruther Fife KY10 3RD

**Applicant:** Mr Francis Cuthbert May House West Green Crail Anstruther Fife KY10 3RD

**Agent:** Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK  
KY10 3tj

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be timber framed vertically sliding sash and case, traditionally constructed windows, painted white and thereafter permanently maintained as such with no visible trickle vents. The glazing depth should be a maximum of 12mm with astragal details to match existing.

**Reason(s):**

1. In order to comply with the 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 Crail Conservation Area is maintained.

71 **Application No:** 23/01066/FULL **Date Decision Issued:** 28/06/2023

**Ward:** East Neuk And Landward

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

**Location:** 60 East Forth Street Cellardyke Anstruther Fife KY10 3AR

**Applicant:** Mr And Mrs Calumn Seat 60 East Forth Street Cellardyke Anstruther Fife KY10 3AR

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

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01199/FULL

**Date Decision Issued:** 29/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of dormer extensions and alterations to roof of dwellinghouse.

**Location:** Lathockar Rustic Place Crail Road Anstruther Fife KY10 3EP

**Applicant:** Mr & Mrs Michael Mackay Lathockar Rustic Place Crail Road Anstruther Fife  
KY10 3EP

**Agent:** charlie bowman 23 Emsdorf Street Lundin Links Leven UK KY8 6HL

**Application Permitted with Conditions**

**Approve** subject to the following 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.

73 **Application No:** 23/01101/LBC

**Date Decision Issued:** 30/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of replacement doors and retractable canopy to rear of dwellinghouse

**Location:** 66 Nethergate Crail Anstruther Fife KY10 3TZ

**Applicant:** Mr Shields Henderson 66 Nethergate Crail Anstruther Fife KY10 3TZ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed astragals to the approved French doors shall be cut through astragals to match the existing profile and not plant on with no visible trickle 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 visual amenity; to ensure that the character and appearance of the Category B Listed Building and Crail Conservation Area is maintained.

74 **Application No:** 23/01102/FULL

**Date Decision Issued:** 30/06/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement doors to dwellinghouse

**Location:** 66 Nethergate Crail Anstruther Fife KY10 3TZ

**Applicant:** Mr Shields Henderson 66 Nethergate Crail Anstruther Fife KY10 3TZ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed astragals to the approved French doors shall be cut through astragals to match the existing profile and not plant on with no visible trickle 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 visual amenity; to ensure that the character and appearance of the Category B Listed Building and Crail Conservation Area is maintained.

75 **Application No:** 23/00862/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Planning permission in principle for the erection of a dwellinghouse (Section 42 application for the removal of condition 2 of planning permission reference 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 Scotland KY10 2RP

**Agent:** Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

76 **Application No:** 23/01347/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** East Neuk And Landward

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

**Location:** 10 Roome Bay Avenue Crail Anstruther Fife KY10 3TR

**Applicant:** Mr & Mrs R Bell 10 Roome Bay Avenue Crail Anstruther Fife KY10 3TR

**Agent:** charlie bowman 23 Emsdorf Street Lundin Links Leven United Kingdom KY8 6HL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

77 **Application No:** 23/00836/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use of ancillary residential accommodation (Class 9) to short-term holiday let (Sui Generis) (in retrospect)

**Location:** 17 High Street Crail Anstruther Fife KY10 3TB

**Applicant:** Mr Christian Moire & Natalie Saint Martin 17 High Street Crail Scotland KY10 3TB

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the main residential dwellinghouse at 17 High Street, Crail, Anstruther, KY10 3TB shall not be used as a bed and breakfast establishment or guesthouse as detailed within Class 9(b) of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

**Reason(s):**

1. In the interests of road safety; to limit the number of on-street parking spaces generated by the proposed short-term holiday let and the existing residential dwellinghouse (including its part use for holiday let, guest house or bed & breakfast use).

78 **Application No:** 23/01606/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** East Neuk And Landward

**Proposal:** Remove, reposition and replace an existing 22.5m high monopole mast and replacement of existing 3 no. antennae and removal and replacement of ancillary ground based equipment.

**Location:** Secret Bunker Fife

**Applicant:** Cornerstone Hive 2 1530 Arlington Business Park Theale United Kingdom RG7 4SA

**Agent:** Kavita Bhopal Zenith House Highlands Road Solihull United Kingdom B90 4PD

**Application Permitted - no conditions**

79 **Application No:** 23/00548/FULL

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

**Ward:** East Neuk And Landward

**Proposal:** Installation of 29 no. 410w photovoltaic panels and associated infrastructure

**Location:** Wigwam Holidays Pitcruvie Farm Pitcruvie Lower Largo Leven Fife KY8 5QQ

**Applicant:** Mr R. Smith Pitcruvie Farm Pitcruvie Farm by Leven U.K. KY8 5QQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

80 **Application No:** 23/01267/LBC

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

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for installation of lift within dwellinghouse

**Location:** 11 Marketgate North Marketgate Crail Anstruther Fife KY10 3TH

**Applicant:** Mrs Isabel Kingsbury 11 Marketgate North Marketgate Crail Anstruther Fife  
KY10 3TH

**Agent:** Ian Dunn 237 Balridgeburn Dunfermline UK KY12 9EG

**Application Permitted - no conditions**

81 **Application No:** 23/00948/FULL **Date Decision Issued:** 12/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Erection of security fence incorporating vehicular and pedestrian gates

**Location:** SemeFAB (Scotland) Ltd Units G1 And K Eastfield Industrial Estate Newark Road South Glenrothes Fife KY7 4NS

**Applicant:** Semefab Ltd Newark Road South Newark Road South Glenrothes Fife KY7 4NS

**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.

82 **Application No:** 23/00530/FULL **Date Decision Issued:** 14/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Erection of fence/gate to front/side of dwellinghouse

**Location:** 11 Happer Crescent Glenrothes Fife KY7 5DN

**Applicant:** Mr Martin McArdle 11 Happer Crescent Glenrothes KY7 5DN

**Agent:** Peter Cummins 1 West Road Charlestown KY11 3EW

**Application Refused**

**Reason(s):**

1. In the interests of design and visual amenity; the proposed fencing by virtue of its form, height and prominent position are considered to be out of character with the low level boundary treatments and open nature of the neighbouring front gardens, which defines the area. The proposal is therefore considered to create an adverse impact on the visual amenity of the property as well as the streetscene in general and would set an unacceptable precedent for similar developments. The proposal is therefore contrary to the terms of Policy 16 of NPF4 (2023) and Policies 1 and 10 of the Adopted FIFEplan (2017).

83 **Application No:** 23/01589/APN

**Date Decision Issued:** 14/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Prior Notification for erection of an agricultural slurry storage building

**Location:** Tullybreck Farmhouse Standing Stane Road Kirkcaldy Fife KY1 4TH

**Applicant:** Mr John Adam Tullybreck Farm Standing Stane Road East Wemyss Kirkcaldy  
KY1 4TH

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

**Application Permitted - no conditions**

84 **Application No:** 22/04267/FULL **Date Decision Issued:** 16/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of 6 no. 29 kW air source heat pumps

**Location:** Carleton Primary School Happer Crescent Glenrothes Fife KY7 5DN

**Applicant:** Fife Council Bankhead Central Bankhead Park Glenrothes Scotland KY76GH

**Agent:** Douglas Ferguson Bankhead Central Bankhead Park Glenrothes Scotland KY76GH

**Application Permitted with Conditions**

**Approve** subject to the following 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, daytime shall be 0700-2300hrs and night-time shall be 2300- 0700hrs.

**Reason(s):**

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

85 **Application No:** 23/01256/CLP

**Date Decision Issued:** 20/06/2023

**Ward:** Glenrothes Central And Thornton

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

**Location:** 117 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ

**Applicant:** Mr/ Mrs Waller 117 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HZ

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

**Application Permitted - no conditions**

86 **Application No:** 23/01270/FULL

**Date Decision Issued:** 20/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Formation of raised deck to rear of dwellinghouse (retrospective)

**Location:** 22 Lady Nina Square Coaltown Of Balgonie Glenrothes Fife KY7 6HN

**Applicant:** Mrs Rebecca Jenkins 22 Lady Nina Square Coaltown Of Balgonie KY7 6HN

**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.
2. For the avoidance of doubt, the approved 1.8m high timber screen shall be installed within 1 month of the date of this decision, and retained as such for the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential development, to mitigate direct overlooking to the rear elevation windows and rear garden area of No.24 immediately to the west side of the site.

87 **Application No:** 23/00989/ADV

**Date Decision Issued:** 27/06/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Display of four internally-illuminated fascia signs, two internally-illuminated projecting signs, and window graphics

**Location:** Dixon Arms Glamis Centre Glenrothes Fife KY7 4RH

**Applicant:**

**Agent:** Khalid Ali 231 St Vincent Street Glasgow UK G2 5QY

**Application Permitted - no conditions**

88 **Application No:** 23/01005/FULL **Date Decision Issued:** 27/06/2023

**Ward:** Glenrothes Central And Thornton

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

**Location:** 13 Woodlea Grove Glenrothes Fife KY7 4AE

**Applicant:** Mr Mrs Crooks 13 Woodlea Grove Glenrothes KY7 4AE

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

**Application Refused**

**Reason(s):**

1. In the interests of visual and residential amenity; the proposal is contrary to policies 1 and 10 of the Adopted FIFEplan 2017, policy 14 and 16 of National Planning Framework 4 and Fife Council's Approved Planning Customer Guidelines on Home Extensions. The proposed extension in terms of its size, scale, form, massing and siting, would have an inappropriate and overdominant, overbearing impact, resulting in an adverse visual and residential amenity impact on the immediate neighbouring residential property to the east of the site.

89 **Application No:** 23/01218/TPA

**Date Decision Issued:** 05/07/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Prior approval for installation of telecoms base station

**Location:** Land Adjacent To 64-66 Main Street Thornton Fife

**Applicant:** CK Hutchinson Networks (UK) Ltd. 450 Longwater Avenue Green Park Reading RG2 6GF

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

### **Application Refused**

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

1. In the interests of preserving visual amenity; the monopole and ground based equipment would be positioned within a highly regarded and visible established recreational, residential, commercial and community use area, on an established and well used public footpath and the mast if approved would be clearly visible within the heart of the village of Thornton. The position and scale of the monopole and associated ground based cabinets would fail to address adequately the design recommendations laid down by PAN 62 - Radio Communications to ensure equipment is sensitively installed. It is for those reasons that prior approval under the terms of Class 67 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by Amendment Order 2017 (23)(b) should be refused.

90 **Application No:** 23/01536/FULL **Date Decision Issued:** 06/07/2023

**Ward:** Glenrothes Central And Thornton

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

**Location:** 2 Braid Drive Glenrothes Fife KY7 4ES

**Applicant:** Mr Colin McGuinness 2 Braid Drive Glenrothes KY7 4ES

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

91 **Application No:** 23/00011/FULL **Date Decision Issued:** 12/06/2023

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

**Proposal:** Installation of replacement windows and doors to front, side and rear of dwellinghouse

**Location:** 1 North Street Leslie Glenrothes Fife KY6 3DJ

**Applicant:** Mr Grant Lamb 1 North Street Leslie KY6 3DJ

**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.

92 **Application No:** 23/01074/FULL

**Date Decision Issued:** 14/06/2023

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

**Proposal:** Installation of ground mounted solar photovoltaic panels

**Location:** Fettykil House Norman Place Leslie Glenrothes Fife KY6 3AR

**Applicant:** Mr Z Mukhtar Fettykill House Norman Place Leslie Fife KY6 3AR

**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.

93 **Application No:** 23/01189/FULL **Date Decision Issued:** 14/06/2023

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

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

**Location:** 5 Cowal Crescent Glenrothes Fife KY6 3PT

**Applicant:** Mr Kevin Watson 5 Cowal Crescent Glenrothes KY6 3PT

**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.

94 **Application No:** 23/00942/LBC

**Date Decision Issued:** 15/06/2023

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

**Proposal:** Listed Building Consent for installation of solar panels to front roof of dwellinghouse

**Location:** 5 Valley Drive Leslie Glenrothes Fife KY6 3BQ

**Applicant:** Ms Jo Wardlaw 5 Valley Drive Leslie KY6 3BQ

**Agent:**

**Application Refused**

**Reason(s):**

1. In the interests of preserving the character and historical integrity of this Category C(S) Listed Building; the proposed installation of fourteen solar panels to the front elevation of this small semi-detached slate roof would be of a scale and modern appearance that would harm the overall character and have a detrimental visual impact on the appearance of this listed building and the setting of neighbouring listed properties. The installation of the solar panels could also cause harm to the fabric of the listed building and not enough information has been provided to show how damage would be mitigated and the listed building safeguarded. As such the proposals are contrary to policies 1, 10 and 14 of the Adopted FIFEplan (2017) and policy 7 of the National Planning Framework 4 (2023).

95 **Application No:** 23/01597/CLP

**Date Decision Issued:** 15/06/2023

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

**Proposal:** Certificate of Lawfulness (proposed) for installation of solar panels

**Location:** 5 Glentress Gardens Glenrothes Fife KY7 6XY

**Applicant:** Mr James Falconer 5 Glentress Gardens Glenrothes Fife KY7 6XY

**Agent:**

**Application Permitted - no conditions**

96 **Application No:** 23/01307/FULL      **Date Decision Issued:** 19/06/2023

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

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

**Location:** 4 Guthrie Court Glenrothes Fife KY7 6FG

**Applicant:** Mr Mark Brooksbank 4 Guthrie Court Glenrothes KY7 6FG

**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.

97 **Application No:** 23/01318/LBC

**Date Decision Issued:** 22/06/2023

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

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

**Location:** 11 High Street Leslie Glenrothes Fife KY6 3DA

**Applicant:** Mr William McGough 11 High Street Leslie KY6 3DA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

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

**Proposal:** Erection of four dwellinghouses (Class 9) and associated development, including formation of access and hardstanding

**Location:** Bellfield Farm Steading Milton Of Balgonie Fife

**Applicant:** Ms Alyson Anderson 57 Hill Street Ladybank Fife KY15 7RN

**Agent:** Gordon Morton Pine Lodge Cupar Road Ladybank Fife KY15 7RB

**Application Refused**

**Reason(s):**

1. In the interests of visual amenity; the four very similar house designs proposed, in overdevelopment of their respective plots, would impart an anomalous cramped appearance to the development, reading as incongruous within the rural landscape setting, to the detriment of landscape character and views, failing to safeguard the character and qualities of the landscape, and having a very significant detrimental impact on the visual amenity and quality of the area; all contrary to adopted National Planning Framework 4 (2023) policies 14 Design, Quality and Place, 17 Rural Homes and 29 Rural Development; and Policies 1: Development Principles, 10: Amenity and 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017).
2. In the interests of residential amenity; the proposals failing to meet the plot ratio targets set out in Fife Council Planning Services' Garden Ground customer guidelines to a significant degree, such as would give rise to a significant detrimental impact on residential amenity, contrary to adopted National Planning Framework 4 (2023) policy 14: Design, Quality and Place; and Policies 1: Development Principles and 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interests of safeguarding the development and the environment from flooding and flood risk and the ecological quality of the water environment; it has not been demonstrated that the development would not increase flooding or flood risk on site or elsewhere or detrimentally impact on the ecological quality of the water environment, contrary to adopted National Planning Framework 4 (2023) policies 1: Tackling the Climate and Nature Crises, 14: Design, Quality and Place and 22: Flood Risk and Water Management; and Policies 1: Development Principles, 10: Amenity and 12: Flooding and the Water Environment of the adopted FIFEplan Fife Local Development Plan (2017).

99 **Application No:** 23/00705/FULL **Date Decision Issued:** 05/07/2023

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

**Proposal:** Extension of existing detached garage (double extension) to side of dwellinghouse.

**Location:** 8 Munro Court Glenrothes Fife KY7 5GD

**Applicant:** Mr And Mrs Drinkwater 8 Munro Court Glenrothes KY7 5GD

**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.

100 **Application No:** 23/01213/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Raising of roof; and single storey extension and dormer extension with roof terrace to rear of dwellinghouse

**Location:** 10 Ratho Close Glenrothes Fife KY6 2QG

**Applicant:** Mr and Mrs Scott & Jennifer Findlay 10 Ratho Close Glenrothes KY6 2QG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

101 **Application No:** 23/01491/ADV

**Date Decision Issued:** 14/06/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Display of 3 internally illuminated and 3 non-illuminated fascia signs, an internally illuminated projecting sign and 7 window vinyls to front, sides and rear of store

**Location:** 7 Newbridge Retail Park Glenwood Centre Glenrothes Fife KY6 1PE

**Applicant:** Mr Andy Horwood Highwoods Kestrel Way Welwyn Garden City AL7 1GA

**Agent:**

**Application Permitted - no conditions**

102 **Application No:** 23/01139/FULL

**Date Decision Issued:** 22/06/2023

**Ward:** Glenrothes West And Kinglassie

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

**Location:** 58 Ravenswood Drive Glenrothes Fife KY6 2NZ

**Applicant:** Mr and Mrs Grant and Hilsa Doyle 58 Ravenswood Drive Glenrothes KY6 2NZ

**Agent:** Grant Young 2 Curling Knowe Crossgates 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.

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of security fencing with gates and erection of electricity sub-station and transformer switch building including revised SUDS drainage scheme and formation of bunding and associated groundworks (including part retrospective erection of temporary security fence)

**Location:** Land South Of Rutherford Road And East Of Crompton Road Southfield Industrial Estate Glenrothes Fife

**Applicant:** Scotch Whisky Investments Ltd The Old Town House High Street Falkland United Kingdom KY15 7BU

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORK STARTS ON SITE, final details of the finishes (including colour) of all buildings and structures to be erected on site, as hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority.
3. PRIOR TO THE COMMISSIONING OF THE DEVELOPMENT HEREBY APPROVED, an Operational Lighting Scheme, specifying the detail of any artificial lighting to be used on site during the life of the planning permission hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority. The Lighting Scheme should take cognisance of measures to protect existing natural habitats, such as the guidance contained within the "Bats and Lighting Guidance" document (ILP, 2018) <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
4. Any trees that require to be planted, or transplanted, by virtue of the planning permission hereby granted shall be maintained over a period not less than 5 years from the date of approval of this planning permission to ensure that they remain in a healthy condition. Any trees which die or fail to properly establish within that period must be replaced by healthy specimens of similar size and species.
5. No development shall commence on site until Scottish Water has given their agreement for the site to connect to the public drinking water/foul water infrastructure. Written proof shall be submitted to Fife Council as Planning Authority for prior written approval, before any works commence 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 the interests of amenity, to minimise the visual impact of the development in the landscape.
3. In the interests of residential amenity and ecology.
4. To ensure that any trees required to be planted, or transplanted, by virtue of this planning permission remain healthy and contribute to the agreed landscaping and ecological value of the development site in the long term.
5. In the interest of preserving existing infrastructure capacity; to ensure that the development does not have a negative impact on existing water infrastructure capacity.

**Ward:** Glenrothes West And Kinglassie  
**Proposal:** Installation of recovery plant (CO2) including siting of 4.no ancillary modular buildings and erection of acoustic fencing  
**Location:** Inchdairnie Kinglassie Road Glenrothes Fife  
**Applicant:** Inchdairnie Renewable Energy 24 Savile Row London United Kingdom W1S 2ES  
**Agent:** Lisa Shannon 1 Pavilions Office Park Holywood United Kingdom BT18 9JQ

### **Application Permitted with Conditions**

#### **Approve** subject to the following 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. The total combined noise from all plant, machinery and equipment associated with the anaerobic digestion plant and CO2 recovery plant hereby approved shall be such that any associated noise complies with International Organization for Standardization (ISO) Noise Rating curve (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. If there is a discernible tone contained within the noise source, further noise reduction measures shall be employed and the maximum permissible NR curves shall be reduced to NR 20 and NR 25 respectively.

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

4. Prior to the first use of the approved CO2 recovery plant, the approved 4m x 25m acoustic timber barrier shall be erected along the northern site boundary as detailed on the approved block plan (Planning Authority ref. 03 - PROPOSED BLOCK PLAN) and thereafter retained in place for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

For the avoidance of doubt, the acoustic timber barrier shall have a minimum density of 10kg/m2.

5. For the avoidance of doubt, the CO2 recovery plant, acoustic timber barrier and modular buildings shall be finished with a green colour which is consistent with the colours of the anaerobic digestion plant and its associated infrastructure.
6. This planning permission is granted for a limited period of 20 years and all equipment and fixings shall be removed from site and the ground reinstated on expiry of 20 years from the date of this permission and/or in the event that equipment is no longer required or operational. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 5 MONTHS of the date of expiry or equipment ceasing to operate, after which the reinstatement works shall be completed in full in accordance with the approved reinstatement scheme.

**Reason(s):**

1. In order to comply with the 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 safeguarding the amenity of adjoining and nearby noise sensitive receptors from the effects of significant noise.
4. In the interests of safeguarding the amenity of adjoining and nearby noise sensitive receptors from the effects of significant noise.
5. In the interests of visual amenity; to ensure that the external appearance is visually compatible with the existing farm steading, anaerobic digestion plant and countryside location.
6. In the interests of visual amenity; to allow the planning authority to review the consent at the end of the temporary period and to ensure the reinstatement of the site to a satisfactory standard.

105 **Application No:** 23/01577/CLP

**Date Decision Issued:** 12/06/2023

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

**Proposal:** Certificate of Lawfulness (Proposed) for erection of shed

**Location:** 21A Bankton Park Kingskettle Cupar Fife KY15 7PY

**Applicant:** Dr & Mrs Ian Mason 21A Bankton Park Kingskettle Cupar Scotland KY15 7PY

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

**Application Permitted - no conditions**

106 **Application No:** 23/00628/FULL

**Date Decision Issued:** 13/06/2023

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

**Proposal:** Installation of replacement roofing and associated rainwater goods

**Location:** Carberry West Port Falkland Fife KY15 7BL

**Applicant:** Mrs Una Wiatrek Carberry West Port Falkland Fife KY15 7BL

**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.

107 **Application No:** 23/00629/LBC

**Date Decision Issued:** 13/06/2023

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

**Proposal:** Listed Building Consent for the installation of replacement roofing and associated rainwater goods

**Location:** Carberry West Port Falkland Fife KY15 7BL

**Applicant:** Mrs Una Wiatrek Carberry West Port Falkland Fife KY15 7BL

**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.

108 **Application No:** 23/00410/FULL

**Date Decision Issued:** 15/06/2023

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

**Proposal:** Single storey sun room extension to side, conversion of attached byre to form ancillary accommodation, garden room, re-painting painting and replacement windows

**Location:** Mayfield Monimail Road Letham Cupar Fife KY15 7RR

**Applicant:** Mr Owen Anderson Mayfield Monimail Road Letham Cupar Fife KY15 7RR

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Widening of existing field access and formation of haul road and site compound area (temporary for 18 months) (part retrospective)  
**Location:** Land To West Of Carswell Wynd Auchtermuchty Fife  
**Applicant:** Mr Stephen Docherty Pine Lodge Cupar Road Ladybank Scotland KY15 7RB  
**Agent:** Kay Kinninmonth Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

**Application Permitted with Conditions**

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

1. The use of the temporary elements hereby approved shall be restricted to period of 18 months from the date of this decision notice. After which, the land (including the low stone boundary wall along the northern boundary of the site and footway along the southern side of the A91) shall be fully restored to its pre-development condition within 6 weeks, all to the satisfaction of Fife Council as Planning Authority, unless otherwise agreed in writing.
2. The construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. Visibility splays 2 metres x 60 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 temporary vehicular access with Low Road in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

**Reason(s):**

1. In order to define the terms of the consent; the proposal has not been assessed as a permanent operation.
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 adequate visibility at the junctions of the vehicular access with the public road.

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Alterations and side extension to dwellinghouse, erection of domestic car port and alterations to existing gate and stone wall with formation of vehicular access  
**Location:** Woodside House Charlottetown Ladybank Cupar Fife KY15 7UJ  
**Applicant:** Mr & Mrs Christie Woodside House Charlottetown Cupar Scotland KY15 7UJ  
**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. Prior to the first use of the new vehicular access, the existing vehicular access to the South of the development site shall be closed off by permanent means to all vehicular traffic, as shown on Drawing No. 6073 - C - 06 (Fife Council Drawing 08A).
3. Prior to the first use of the proposed new access, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
4. Prior to the first use of the proposed new builds, there shall be 3 No. off street parking spaces provided 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.
5. Prior to the first use of the proposed new builds, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.

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

1. In order to comply with the 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 that only access remains in place for access and egress of the property.
3. In the interest of road and pedestrian 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 interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

111 **Application No:** 22/04296/LBC

**Date Decision Issued:** 20/06/2023

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

**Proposal:** Listed building consent for alterations and side extension to dwellinghouse

**Location:** Woodside House Charlottetown Ladybank Fife KY15 7UJ

**Applicant:** Mr & Mrs Christie Woodside House Charlottetown Ladybank Fife KY15 7UJ

**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.

112 **Application No:** 23/00221/FULL

**Date Decision Issued:** 20/06/2023

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

**Proposal:** Two storey extension to side and single storey extension to front of dwellinghouse (amendment to 20/01239/FULL)

**Location:** Kerkyra East Loan Falkland Cupar Fife KY15 7AZ

**Applicant:** Mr Gerry Donnelly Kerkyra East Loan Falkland Cupar Fife KY15 7AZ

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

### **Application Permitted with Conditions**

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

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

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

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

113 **Application No:** 23/00531/FULL

**Date Decision Issued:** 20/06/2023

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

**Proposal:** Installation of replacement windows

**Location:** 33 High Street Strathmiglo Cupar Fife KY14 7QA

**Applicant:** Mr & Mrs Shaw 33 High Street Strathmiglo Cupar Fife KY14 7QA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

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

**Proposal:** Listed building consent for internal and external alterations including erection of extension and boundary fencing and formation of paving and installation of replacement windows and doors

**Location:** 83 Church Street Ladybank Cupar Fife KY15 7ND

**Applicant:** Glenshire Developments Ltd Glenshire House Unit 14 Randolph Place Kirkcaldy Scotland KY1 2YX

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for prior approval in writing by this Planning Authority. Thereafter the agreed external finishing materials shall be installed/applied as agreed 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. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'B' Listed Building and its setting.

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

**Proposal:** Change of use from church (Class 10) to two dwellinghouses (Class 9), erection of extension and boundary fencing and formation of paving and installation of replacement windows and doors (demolition of existing extension)

**Location:** 83 Church Street Ladybank Cupar Fife KY15 7ND

**Applicant:** Glenshire Developments Ltd Randolph Place Unit 14 Glenshire House Kirkcaldy Scotland KY1 2YX

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The dwellinghouses 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 dwellinghouses hereby approved shall not be used for Housing in Multiple Occupation.
3. Prior to the occupation of the proposed 3-bedroom dwellinghouse to the Northwest of the overall development, the new access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of each of the proposed dwellinghouses, there shall be off-street parking spaces provided for that dwellinghouse as shown on Drawing No. 7152\_P\_310 (03 - PROPOSED SITE PLAN) 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.
5. Prior to the first occupation of the proposed 3-bedroom dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development.
6. Prior to the first use of the proposed new vehicular access onto Melville Road, visibility splays of 2m x 25m shall be provided to the Southeast and to the Northwest at the proposed access junction of the vehicular crossing and the B9129 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 doubt, the existing boundary wall shall require to be lowered in height to accommodate the required visibility splay.
7. 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.

8. BEFORE ANY BUILDING STARTS ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for prior approval in writing by this Planning Authority. Thereafter the agreed external finishing materials shall be installed/applied as agreed 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. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
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 interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
7. To ensure all contamination within the site is dealt with.
8. In the interests of visual amenity and built heritage protection; to ensure that the proposed development does not detract from the character and appearance of the 'B' Listed Building and its setting.

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Change of use of open space to allow siting of holiday accommodation (glamping pods) and formation of hardstanding  
**Location:** Farmhouse Ballantager Mains Letham Cupar Fife KY15 7RY  
**Applicant:** Ms Jacqui Hall Ballantager Farm Letham Near Cupar Scotland KY15 7RY  
**Agent:** Andrew Megginson 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.
2. The holiday accommodation, hereby approved, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year.
3. BEFORE ANY WORKS COMMENCE ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, and hedges to be planted, and the extent and profile of any areas of earth mounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details shall also include details of all proposed boundary treatments and retaining walls. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner. Bio-diversity opportunities should also be highlighted.
4. Prior to any work commencing on site, Full Surface Water Drainage details following Section 4.4 of Fife Council Guidance (Document, FC Flooding and SWMP Guidance v2.1 (fife.gov.uk) shall be submitted for approval by Fife Council as Planning Authority and thereafter implemented as approved.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that proper control is retained over the development and that the site does not become permanent residential accommodation.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. To ensure appropriate Surface Water Drainage on site.

117 **Application No:** 23/01100/CLP

**Date Decision Issued:** 23/06/2023

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

**Proposal:** Certificate of lawfulness (proposed) for siting of caravans for use as season agricultural worker accommodation

**Location:** Balmalcolm Farm Shore Road Balmalcolm Cupar Fife KY15 7TJ

**Applicant:** Kettle Produce Ltd Balmalcolm Farm Shore Road Cupar Scotland KY15 7TJ

**Agent:** Chris Gardner 16 Norwood Newport-on-Tay United Kingdom DD6 8DW

**Application Refused**

**Reason(s):**

1. The proposal would not be classed as Permitted Development as per The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 and The Caravan Sites and Control of Development Act 1960.

118 **Application No:** 22/03320/FULL

**Date Decision Issued:** 28/06/2023

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

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

**Location:** Hollyburn West Port Falkland Cupar Fife KY15 7BW

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

**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.

119 **Application No:** 23/00179/LBC

**Date Decision Issued:** 28/06/2023

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

**Proposal:** Listed Building Consent for installation of replacement windows and rooflight

**Location:** Hollyburn West Port Falkland Cupar Fife KY15 7BW

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

**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.

120 **Application No:** 23/01407/FULL

**Date Decision Issued:** 28/06/2023

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

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

**Location:** Raigmore West Port Falkland Cupar Fife KY15 7BW

**Applicant:** Ms Marjorie Anderson Rigmores West Port Falkland Scotland KY15 7BW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

121 **Application No:** 23/01311/CLE

**Date Decision Issued:** 04/07/2023

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

**Proposal:** Certificate of lawfulness (existing) for change of use of forestry related cabin to dwellinghouse (Class 9)

**Location:** Rameldry Eastwood Forestry Cabin Kettlebridge Cults Pitlessie Cupar Fife KY15 7TS

**Applicant:** Mr Thomas Kenny Forestry Cabin Rameldry Eastwood Kingskettle Cupar United Kingdom KY15 7TS

**Agent:**

**Application Permitted - no conditions**

122Application No: 23/00309/FULL

Date Decision Issued: 05/07/2023

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

**Proposal:** Erection of polytunnel (renewal of permission 13/01063/FULL)

**Location:** Freuchie Bowling Club Muir Road Freuchie Cupar Fife KY15 7HW

**Applicant:** Ms Janice Laird Minerva Cottage Dykeside Freuchie Scotland KY15 7ES

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development authorised by this permission shall be removed and the land restored to its former condition on or before the expiry of ten years from the date of this consent.

**Reason(s):**

1. In order to comply with the 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. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

123 **Application No:** 23/00761/FULL

**Date Decision Issued:** 05/07/2023

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

**Proposal:** Erection of domestic garage

**Location:** The Croft Creich Brunton Cupar Fife KY15 4NB

**Applicant:** Mr and Mrs Michael Green The Croft Creich Brunton Cupar Fife KY15 4NB

**Agent:** Grant Gillies Gillies and Mackay East Inchmicheal Station Rd. Errol United Kingdom PH2 7SP

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

124 **Application No:** 23/01245/FULL

**Date Decision Issued:** 05/07/2023

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

**Proposal:** Removal and replacement of single storey extension and alterations to rear of dwellinghouse as well as installation of replacement windows

**Location:** 60 High Street Auchtermuchty Cupar Fife KY14 7AP

**Applicant:** Mr Craig Downie 60 High Street Auchtermuchty Cupar Fife KY14 7AP

**Agent:** Michael Spence Abbey Hill Precinct Street Coupar Angus Scotland 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.

125 **Application No:** 23/01246/LBC

**Date Decision Issued:** 05/07/2023

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

**Proposal:** Removal and replacement of single-storey extension and alterations to rear of dwellinghouse as well as installation of replacement windows

**Location:** 60 High Street Auchtermuchty Cupar Fife KY14 7AP

**Applicant:** Mr Craig Downie 60 High Street Auchtermuchty United Kingdom KY14 7AP

**Agent:** Michael Spence Abbey Hill Precinct Street Coupar Angus Scotland 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.

126 **Application No:** 23/00066/LBC

**Date Decision Issued:** 06/07/2023

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

**Proposal:** Listed building consent for installation of replacement roof tiles (work completed)

**Location:** Ashvilla 26 Station Road Kingskettle Cupar Fife KY15 7PX

**Applicant:** Mr Ally Paterson Ashvilla 26 Station Road Kingskettle Cupar Fife KY15 7PX

**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.

127 **Application No:** 23/00967/FULL

**Date Decision Issued:** 06/07/2023

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

**Proposal:** Proposed single storey extension to north west elevation with addition of wall.

**Location:** Lindores Cottage Kilndales Terrace Grange Of Lindores Cupar Fife KY14 6HY

**Applicant:** Ms R Chalmers Lindores Cottage Kilndales Terrace Grange of Lindores  
United Kingdom KY14 6JN

**Agent:** Calum Duncan Officer's Club, The Drill Hall 30 Dalmeny Street Edinburgh  
Lothian EH6 8RG

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 23/01083/FULL

**Date Decision Issued:** 06/07/2023

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

**Proposal:** Installation of replacement windows

**Location:** Flat 4 40 High Street Newburgh Cupar Fife KY14 6AQ

**Applicant:** Miss Hester Musson Flat 4 40 High Street Newburgh Fyfe Scotland KY14 6AQ

**Agent:** David Napier 15 Colinhill Road Strathaven Scotland ML10 6EU

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

129 **Application No:** 23/01338/LBC

**Date Decision Issued:** 06/07/2023

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

**Proposal:** Replacement windows to front and rear of flat

**Location:** Flat 4 40 High Street Newburgh Cupar Fife KY14 6AQ

**Applicant:** Miss H Musson Flat 4 40 High Street Newburgh Cupar Fife KY14 6AQ

**Agent:** David Napier 15 Colinhill Road Strathaven Scotland ML10 6EU

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

130 **Application No:** 23/01336/FULL

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

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

**Proposal:** Erection of single storey extension to dwellinghouse and detached domestic garage

**Location:** Barroway Farm Station Road Auchtermuchty Cupar Fife KY14 7EW

**Applicant:** Ms Karen Bruce Barroway Farm Station Road Auchtermuchty Cupar Fife KY14 7EW

**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.

131 **Application No:** 22/03480/NMV1

**Date Decision Issued:** 13/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** One and a half storey extension to side of dwellinghouse (Non-Material Variation to 22/03480/FULL for reduced projection of proposed garage and replace existing conservatory with single storey extension to the same footprint)

**Location:** 18 Carraig Place Dalgety Bay Dunfermline Fife KY11 9ST

**Applicant:** Mr And Mrs Gell 18 Carraig Place Dalgety Bay Dunfermline Fife KY11 9ST

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

**Application Permitted - no conditions**

132 **Application No:** 23/00927/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 73 Main Street Aberdour Burntisland Fife KY3 0UQ

**Applicant:** Mr And Mrs Gareth Riach 73 Main Street Aberdour Burntisland Fife KY3 0UQ

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife 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.

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for single storey extension to rear of dwellinghouse and internal alterations

**Location:** 73 Main Street Aberdour Burntisland Fife KY3 0UQ

**Applicant:** Mr And Mrs Gareth Riach 73 Main Street Aberdour Burntisland Fife KY3 0UQ

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

**Application Permitted with Conditions**

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

1. PRIOR TO THE COMMENCEMENT OF ANY ROOFING WORKS, a drawing detail shall be submitted for the prior written approval of this Planning Authority in a scale of no less than 1:10 to show how the drainage of water from the extension's sedum covered flat roof will be discharged away from the stonework of the main dwellinghouse.

**Reason(s):**

1. To safeguard the fabric of the Category B listed building.

134 **Application No:** 23/00992/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alterations including a single storey extension, formation of ramp and raised platform to rear of flatted dwelling

**Location:** 16 Telny Place Aberdour Burntisland Fife KY3 0TG

**Applicant:** Mrs Jane Allen 4 Hewitt Place Aberdour Scotland KY30TQ

**Agent:** Sean Hynds S24 Architects Crossway Donibristle Industrial Estate Dalgety Bay KY11 9JE

**Application Permitted with Conditions**

**Approve** subject to the following 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.

135 **Application No:** 23/01075/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 30 The Wynd Dalgety Bay Dunfermline Fife KY11 9SJ

**Applicant:** Mr & Mrs . Kille 30 The Wynd Dalgety Bay Scotland KY11 9SJ

**Agent:** Terri Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom 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.

136 **Application No:** 23/01166/LBC

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement door to dwellinghouse

**Location:** 13 Hopeward Court Dalgety Bay Dunfermline Fife KY11 9TF

**Applicant:** Mr  Mrs I & S Hull 13 Hopeward Court Dalgety Bay Dunfermline Fife KY11 9TF

**Agent:** steve batrick 2-8 clashburn way bridgend industrial estate kinross scotland KY13 8GA

**Application Permitted - no conditions**

137 **Application No:** 23/01167/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Planning permission for installation of replacement door to dwellinghouse

**Location:** 13 Hopeward Court Dalgety Bay Dunfermline Fife KY11 9TF

**Applicant:** Mr  Mrs  S Hull 13 Hopeward Court Dalgety Bay Dunfermline Fife KY11 9TF

**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

**Application Permitted with Conditions**

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

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

**Reason(s):**

1. In order to comply with the 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:** 23/01504/ADV

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of replacement ATM signage and vinyl surround

**Location:** 9 High Street Aberdour Burntisland Fife KY3 0SH

**Applicant:** Natwest group Plc Natwest Group 1 1st Business House PO Box 1000  
Edinburgh United Kingdom EH12 1HQ

**Agent:** Zara Rafiq 1 1 St. Bernard's Row Stockbridge Edinburgh United Kingdom EH4  
1HW

**Application Permitted - no conditions**

139 **Application No:** 23/01507/ADV

**Date Decision Issued:** 14/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** 1 no. non illuminated advert panel

**Location:** RBS ATM 37 High Street Inverkeithing Fife

**Applicant:** Company Natwest Group 1 1st Business House PO Box 1000 Edinburgh  
United Kingdom EH12 1HQ

**Agent:** Zara Rafiq 1 1 St. Bernard's Row Stockbridge Edinburgh United Kingdom EH4  
1HW

**Application Permitted - no conditions**

140 **Application No:** 23/00985/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement windows and doors to rear and installation of rooflight and partial demolition of rear store

**Location:** 2 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Ms Rhona Donaldson 2 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Agent:** Neil Millsop 2 Shore Road Aberdour 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.

141 **Application No:** 23/00986/LBC

**Date Decision Issued:** 19/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for replacement windows and doors to rear and installation of rooflight, internal alterations and partial demolition of rear store

**Location:** 2 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Ms Rhona Donaldson 2 Seaside Place Aberdour Burntisland Fife KY3 0TX

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

**Application Permitted - no conditions**

142Application No: 23/01202/FULL

Date Decision Issued: 19/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of domestic garage

**Location:** 8 Mortimer Court Dalgety Bay Dunfermline Fife KY11 9UQ

**Applicant:** Mr Craig Forrest 8 Mortimer Court Dalgety Bay Dunfermline Fife KY11 9UQ

**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.

143 **Application No:** 23/01275/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Alteration of height of boundary fence to rear of dwellinghouse

**Location:** 7 Sealstrand Dalgety Bay Dunfermline Fife KY11 9NG

**Applicant:** Mr Stephen Waclawski 7 Sealstrand Dalgety Bay 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.

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Replacement and repositioning of an existing 15m streetworks monopole and antennas with a 20m streetworks monopole and antennas, replacement and repositioning of 2no. equipment cabinets and associated works

**Location:** Telecommunication Mast Chapel Place Inverkeithing Fife

**Applicant:** Cornerstone 2 1530 Arlington Business Park Theale England RG7 4SA

**Agent:** James Reilly Bonnington Bond 2 Anderson Place Edinburgh 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.

145Application No: 23/01316/CLP

Date Decision Issued: 20/06/2023

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 34 Main Street Hillend Dunfermline Fife KY11 9LE

**Applicant:** Mr & Mrs Williamson 34 Main Street Hillend Dunfermline Fife KY11 9LE

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 9 St Peters Court Inverkeithing Fife KY11 1QA

**Applicant:** Ms Leigh Lyus 9 St Peters Court Inverkeithing Fife KY11 1QA

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the hereby approved fence shall be stained to match the existing fence to the rear and side of the property within THREE MONTHS from the date of this consent; unless otherwise agreed in writing by Fife Council as Planning Authority. Furthermore, the hereby approved fence shall be resized to ensure it is a consistent height above ground level along the entirety of its length.

**Reason(s):**

1. In order to comply with the 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.

147 Application No: 23/00044/FULL

Date Decision Issued: 27/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of domestic outbuilding (retrospective)

**Location:** 8 Frankfield Road Dalgety Bay Dunfermline Fife KY11 9LP

**Applicant:** Mr Scott Leitch 8 Frankfield Road Dalgety Bay Dunfermline Fife KY11 9LP

**Agent:**

**Refusal/Enforcement Action**

**Reason(s):**

1. In the interests of safeguarding the visual amenity of the street scene; The domestic outbuilding by virtue of its large scale, design and massing situated in a prominent location forward of the front building line of the dwellinghouse and neighbouring properties would result in an incongruous development that would have an adverse impact on the character and appearance of the surrounding area contrary to Policies 14 and 16 of NPF4 and Policies 1 and 10 of the FIFEplan 2017.

148 **Application No:** 23/01415/FULL

**Date Decision Issued:** 28/06/2023

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 20 Monar Court Dalgety Bay Dunfermline Fife KY11 9XJ

**Applicant:** Mrs V Hrdlicka 20 Monar Court Dalgety Bay Scotland KY11 9XJ

**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.

149 **Application No:** 23/01272/FULL

**Date Decision Issued:** 30/06/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of solar panels on rear roof

**Location:** Dun Eideann 1A Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Mr James Brooks Dun Eideann 1A Seaside Place Aberdour Burntisland Fife  
KY3 0TX

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

150 **Application No:** 23/01408/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Formation of raised decking.

**Location:** 5 Pinnel Place Dalgety Bay Dunfermline Fife KY11 9PB

**Applicant:** Mr Bonar Mercer 5 Pinnel Place Dalgety Bay Scotland KY11 9PB

**Agent:** Sebastian Mercer 54 Merchiston Avenue Edinburgh scotland EH10 4PA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

151 **Application No:** 23/01450/FULL

**Date Decision Issued:** 04/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Demolition of rear porch and new window and door to ground floor flat

**Location:** 1 Pierhead North Queensferry Inverkeithing Fife KY11 1LA

**Applicant:** Ms Leah Kelly 1 Pierhead North Queensferry Inverkeithing Fife KY11 1LA

**Agent:** Tom Robertson Smith 33 Inchcolm Drive North Queensferry United Kingdom  
KY11 1LD

**Application Permitted with Conditions**

**Approve** subject to the following 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.

152Application No: 23/01321/FULL

Date Decision Issued: 06/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement windows

**Location:** 7 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

**Applicant:** Mr & Mrs - Baker 7 Forthside Terrace North Queensferry Inverkeithing Fife KY11 1JR

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

### **Application Refused**

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

1. In the interests of visual amenity and preserving the character of the Conservation Area; the proposed windows to the front elevation by virtue of their non-traditional design, uPVC frames and tilt and turn opening method would not preserve or enhance the character of the surrounding North Queensferry Conservation Area, contrary to Policies 7 and 14 of National Planning Framework 4 (2023), Policies 1, 10 and 14 of the Approved FIFEplan (2017), North Queensferry Conservation Area Appraisal and Management Plan (2011) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

153 **Application No:** 23/01502/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of domestic garage.

**Location:** 38 Meadowfield Dalgety Bay Dunfermline Fife KY11 9UT

**Applicant:** Ms Shona Oliphant 38 Meadowfield Dalgety Bay Scotland KY11 9UT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Upgrade of existing telecommunications equipment involving the replacement and repositioning of existing 15m high telecoms monopole complete with antennas and dishes with a 25m high telecoms lattice tower complete with 3No. antennas and dishes from existing monopole and installation of 2No. additional antennas, all accommodated within an enlarged existing compound.

**Location:** O2 Telecommunications Mast Southwest Of Dalachy Dalachy Aberdour Fife

**Applicant:** Cornerstone Hive 2 1530 Arlington Business Park Theale England RG7 4SA

**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.

155 **Application No:** 23/01506/LBC

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for installation of replacement ATM sign

**Location:** RBS ATM 37 High Street Inverkeithing Fife

**Applicant:** NatWest Group Plc NatWest Group 1 1st Business House PO Box 1000  
Edinburgh United Kingdom EH12 1HQ

**Agent:** Zara Rafiq 1 1 St. Bernard's Row Stockbridge Edinburgh United Kingdom EH4  
1HW

**Application Permitted - no conditions**

156 **Application No:** 23/01088/FULL

**Date Decision Issued:** 12/06/2023

**Ward:** Kirkcaldy Central

**Proposal:** Alterations and single storey extension to side of dwellinghouse

**Location:** 15 Cairngorm Crescent Kirkcaldy Fife KY2 5RF

**Applicant:** Mr Jason Galloway 15 Cairngorm Crescent Kirkcaldy Scotland KY2 5RF

**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 3 years from the date of this permission.

**Reason(s):**

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

157 **Application No:** 23/01054/LBC

**Date Decision Issued:** 14/06/2023

**Ward:** Kirkcaldy Central

**Proposal:** Listed Building Consent for Installation of replacement rooflight (works completed)

**Location:** 32 Townsend Place Kirkcaldy Fife KY1 1HB

**Applicant:** Mr David Gilmour 200 Lichfield Lane Mansfield Nottinghamshire UK NG18 4RG

**Agent:** Richard Gillespie Suite 11, Stuart House Eskmills Business Park Station Road Musselburgh UK EH21 7PB

**Application Permitted - no conditions**

158 **Application No:** 23/00979/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Kirkcaldy Central

**Proposal:** Alterations to flat to form new door and window openings

**Location:** 4 Alison Street Kirkcaldy Fife KY1 1UE

**Applicant:** Mr Gordon Dixon 4 Alison Street Kirkcaldy Scotland KY4 1UE

**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.

159 **Application No:** 23/01046/FULL

**Date Decision Issued:** 30/06/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement rooflight (retrospective)

**Location:** 32 Townsend Place Kirkcaldy Fife KY1 1HB

**Applicant:** Mr David Gilmour 200 Lichfield Lane Mansfield Nottinghamshire UK NG18 4RG

**Agent:** Richard Gillespie Suite 11, Stuart House Eskmills Business Park Station Road Musselburgh UK EH21 7PB

**Application Permitted - no conditions**

160 **Application No:** 23/01164/FULL

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

**Ward:** Kirkcaldy Central

**Proposal:** Alterations to existing off-street parking area including installation of 2 electric vehicle charging points and associated power distribution enclosures

**Location:** 3 Wemyssfield Kirkcaldy Fife KY1 1XN

**Applicant:** Mr Billy Ferguson Bankhead Central Fife Council Fife Council Glenrothes United Kingdom KY7 6GH

**Agent:** Stuart Beveridge 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.

161 **Application No:** 23/01268/FULL

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

**Ward:** Kirkcaldy Central

**Proposal:** Installation of ventilation cowls to roof

**Location:** 5 Hunter Street Kirkcaldy Fife KY1 1ED

**Applicant:** DWP 5 Hunter Street Kirkcaldy Fife KY1 1ED

**Agent:** Steven Innes 54 Helen Street Glasgow Scotland G51 3HQ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

162 **Application No:** 23/01254/ADV

**Date Decision Issued:** 12/06/2023

**Ward:** Kirkcaldy East

**Proposal:** Display of 2no internally illuminated fascia signs

**Location:** Harry Fairbairn BMW Mitchelston Industrial Estate Carberry Place Kirkcaldy  
Fife KY1 3NQ

**Applicant:** Mrs Sara Humphries 12 Martin Dale Loggerheads Market Drayton United  
Kingdom TF9 4DH

**Agent:**

**Application Permitted - no conditions**

163 **Application No:** 23/00329/FULL

**Date Decision Issued:** 20/06/2023

**Ward:** Kirkcaldy East

**Proposal:** Installation of replacement roof to flatted dwellings

**Location:** 335E High Street Kirkcaldy Fife KY1 1JL

**Applicant:** Miss Eleonora Amari 335E High Street Kirkcaldy Fife KY1 1JL

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the existing slate tiles shall be salvaged, retained and concentrated for re-use on the principle elevation of the building. An shortfall of tiles shall be made up of matching reclaimed Scotch slate unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

164 **Application No:** 23/00225/LBC

**Date Decision Issued:** 21/06/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed building consent for installation of replacement roof to flatted dwellings

**Location:** 335E High Street Kirkcaldy Fife KY1 1JL

**Applicant:** Miss Eleonora Amari 335E High Street Kirkcaldy Fife KY1 1JL

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the existing slate tiles shall be salvaged, retained and concentrated for re-use on the principle elevation of the building. An shortfall of tiles shall be made up of matching reclaimed Scotch slate unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

165 **Application No:** 23/01346/FULL

**Date Decision Issued:** 22/06/2023

**Ward:** Kirkcaldy East

**Proposal:** Installation of dormer extension to rear of dwellinghouse

**Location:** 30 Viewforth Avenue Kirkcaldy Fife KY1 3BN

**Applicant:** Mr and Mrs Thomas & Jemma Alston 30 Viewforth Avenue Kirkcaldy Fife KY1 3BN

**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.

**Ward:** Kirkcaldy East  
**Proposal:** Erection of 2 nos. dwellinghouses (Class 9) and associated development  
**Location:** 157-159 St Clair Street Kirkcaldy Fife  
**Applicant:** Mr Andrew Bradshaw 157 / 159 St Clair Street Kirkcaldy Fife KY1 2BZ  
**Agent:** David Christie 3 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

### **Application Refused**

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

1. In the interests of visual amenity; the proposal would not be in keeping with the existing pattern of development, the character of the surrounding residential properties, would not form an appropriate continuation of the existing built form, and would not comprise of a high-quality design. As such, the proposal would not be in compliance with Policies 14 and 16 of NPF4, Policies 1 and 10 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).
2. In the interests of residential amenity; the proposed housing would have substandard levels of privacy and would not be served by appropriate and sufficient garden ground provision. As such, the proposal would not be in compliance with Policy 16 of NPF4, Policies 1 and 10 of Adopted FIFEplan (2017) and Fife Council's Planning Customer Guidelines on Garden Ground and Minimum Distances between Window Openings.
3. In the interests of pedestrian and road safety; the proposal would not be served by appropriate turning facilities which would result in motorists having to reverse from or onto a busy A Class road between parking vehicles. As such, the proposal would not be in compliance with Policy 13 of NPF4, Policies 1, 3 and 10 of the Adopted FIFEplan (2017), and Fife Council's Transportation Development Guidelines.

**Ward:** Kirkcaldy East

**Proposal:** Change of use from retail unit (Class 1A) to form two flatted dwellings (Sui Generis) and installation of new windows

**Location:** Ground Floor 331 High Street Kirkcaldy Fife KY1 1JL

**Applicant:** Mr Tolga Falahat The Cornmill Tamworth Road Fillongley / Coventry England CV7 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.
2. PRIOR TO THE RESPECTIVE OCCUPATION OF THE FLATTED DWELLINGS HEREBY APPROVED, the Bedrooms and Living room / Kitchen windows on the South and West façades of the approved development shall be constructed and installed in accordance with the noise reducing requirements as outlined in the approved Noise Impact Assessment report produced by CSP Acoustics LLP; dated 30th October 2014 (Fife Council Reference 04).
3. The flatted dwellings hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt the flatted dwelling hereby approved shall not be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure that the development meets Fife Council criteria on noise impact, as detailed in the approved Noise Impact Assessment.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

**Ward:** Kirkcaldy East  
**Proposal:** Erection of storage shed, formation of hardstanding and vehicular access  
**Location:** Land North Of Dunnikier Business Park Midfield Drive Mitchelston Industrial Estate Kirkcaldy Fife  
**Applicant:** Astrak UK 2 Wheatfield Road Dunnikier Business Park Kirkcaldy Scotland KY1 3PD  
**Agent:** Andrew Davie Unit 2/3 Eastfield Business Park Newark Road South Glenrothes Scotland KY7 4NS

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to the industrial building coming into use unless otherwise agreed in writing. Thereafter shall be retained and maintained for the lifetime of the development.
4. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site shall cease immediately and Fife Council as Planning Authority shall be notified in writing in 2 working days.

Unless otherwise agreed in writing with the Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Planning Authority or (b) the Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the 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 whole application site has been remediated in accordance with the approved Remediation Strategy and Validation Report in respect of those works that has been approved in writing by Fife Council as Planning Authority.

5. Prior to the storage building coming into use, the industrial standard vehicular crossing of the footway shall be constructed in accordance with the current Fife Council Making Fife's Places Appendix G. The access road shall have a minimum throat width of 7.3 metres with 9 metre radius kerbs and shall be provided and constructed in accordance with the current Fife Council Making Fife's Places Appendix G for a length of 2 metres from the adjoining road channel line. The rear of the public footway shall be delineated with flush heel kerbing.
6. Prior to the storage building coming into use, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained and be available for use through the lifetime of the development.
7. Prior to the occupation of the building, visibility splays 2.4m x 43m 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 Midfield Drive, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained in perpetuity.
8. Prior to the occupation of the building, there shall be provided within the curtilage of the site 19 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

9. Prior to the commencement of any earthmoving works/construction works, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.

**Reason(s):**

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.
3. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
4. 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 that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.

169 **Application No:** 23/01184/LBC

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

**Ward:** Kirkcaldy East

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

**Location:** Robert Hutchinson Ltd East Bridge Mills The Path Kirkcaldy Fife KY1 2SR

**Applicant:** Mr Rob Munro Hutchison's Mill East Bridge Kirkcaldy Scotland KY1 2SR

**Agent:** Paul Harkin Fletcher Joseph Associates 5 Millar Place Edinburgh Scotland  
EH10 5HJ

**Application Permitted - no conditions**

170 **Application No:** 23/00840/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Kirkcaldy North

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

**Location:** 22 Gosford Road Kirkcaldy Fife KY2 6TZ

**Applicant:** Mr John Connell 22 Gosford Road Kirkcaldy UK KY2 6TZ

**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.

171 **Application No:** 23/01466/FULL

**Date Decision Issued:** 03/07/2023

**Ward:** Kirkcaldy North

**Proposal:** Porch extension to front of dwellinghouse, single storey extension to the rear and alterations to existing detached garage

**Location:** 6 Portland Gardens Kirkcaldy Fife KY2 6XY

**Applicant:** Mr & Mrs P McCormack 6 Portland Gardens Kirkcaldy UK KY2 6XY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

172Application No: 23/01114/FULL

Date Decision Issued: 28/06/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Formation of raised decking and associated alterations to rear of dwellinghouse

**Location:** Fanling Leven Road Kennoway Leven Fife KY8 5JA

**Applicant:** Mr & Mrs - Campbell Fanling Leven Road Kennoway United Kingdom KY8 5JA

**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.

173 **Application No:** 23/00429/LBC

**Date Decision Issued:** 29/06/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed building consent for the replacement of roof ridges and guttering

**Location:** Arnot Gospel Hall Cupar Road Kennoway Leven Fife KY8 5LP

**Applicant:** Arnot Gospel Hall The Coach House Kingsdale Windygates Leven Scotland KY8 5SB

**Agent:** Fraser Munro The Coach House Kingsdale Windygates Leven Scotland KY8 5SB

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Change of use shop (Class 1A) to cafe (Class 3) including ancillary outdoor seating area  
**Location:** Unit 1 1 Bank Street Leven Fife KY8 4FG  
**Applicant:** Mrs E Campbell Flat 1 Swan View 554 Wellesley Road Methil Fife KY8 3PE  
**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. Notwithstanding the terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall only be used as a coffee shop for the preparation and sale of coffee, teas, soft drinks, paninis, toasties, sandwiches, soup, rolls and bakery products and similar goods where their preparation does not give rise to unacceptable cooking levels e.g. frying/deep fat frying which would be detrimental to the amenity of the adjoining properties. FOR THE AVOIDANCE OF DOUBT, frying/deep fat frying is hereby NOT PERMITTED.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity; in order to retain proper control over the use of the property and ensure no unacceptable residential amenity impacts arise.

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Approval of matters specified by condition 1 of 22/00400/PPP for the erection of dwellinghouse with associated drainage infrastructure  
**Location:** Montrave Home Farm Montrave Kennoway Fife  
**Applicant:** Mrs June MacGeachy The Old Bakehouse Kirk Park Road Elie Scotland KY9 1DG  
**Agent:** Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS

### **Application Permitted with Conditions**

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

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

3. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the private access to the rear of the A916 classified public road shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, 3 off street parking spaces in accordance with the current Fife Council Parking Standards
5. The residential units provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. 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 1A to 3E inclusive 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. In the interests of residential amenity; to minimise noise disturbance within the neighbouring residential properties.
3. In the interest of road safety; to ensure that no deleterious material is carried from the unmade track onto the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. 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.
6. 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.

176 **Application No:** 23/01150/FULL

**Date Decision Issued:** 03/07/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** 16 Main Street Upper Largo Leven Fife KY8 6EJ

**Applicant:** Mr John Feeney 16 Main Street Upper Largo Fife KY8 6EJ

**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.

177 **Application No:** 23/00248/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of condenser unit

**Location:** Central Stores 1 Main Street Lower Largo Leven Fife KY8 6BW

**Applicant:** Mr Zaphar Iqbal Premier Store 1 1 Main Street Lower Largo Leven Scotland KY8 6BW

**Agent:** Andrea Marini St Ninian's Episcopal Church 1 Albert Drive Studio 2 Glasgow Scotland G41 2PE

### **Application Permitted with Conditions**

**Approve** subject to the following 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, daytime shall be 0700-2300hrs and nighttime shall be 2300- 0700hrs.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting residential amenity of the residents of the surrounding premises; to ensure any noise emissions generated from the developments are properly mitigated.

178Application No: 23/01790/CLP

Date Decision Issued: 06/07/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** Dunira East Links Leven Fife KY8 4JL

**Applicant:** Mr Brian Soutar Dunira East Links Leven Fife KY8 4JL

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

**Application Permitted - no conditions**

179 **Application No:** 23/00941/FULL

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

**Ward:** Leven, Kennoway And Largo

**Proposal:** Replacement driveway

**Location:** Sweetbank The Causeway Kennoway Leven Fife KY8 5JU

**Applicant:** Ms Julie Bird Sweetbank The Causeway Kennoway Leven Fife KY8 5JU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Single storey extension to rear of dwellinghouse.  
**Location:** 7 Beech Park Leven Fife KY8 5NG  
**Applicant:** Mr John Brown 7 Beech Park Leven United Kingdom KY8 5NG  
**Agent:** Harry Dalglish 15 Beech Park LEVEN United Kingdom Ky8 5ng

**Application Permitted with Conditions**

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

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, 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.

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

181 **Application No:** 23/01173/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of detached domestic garage to rear of dwellinghouse (part retrospective)

**Location:** 103 Station Road Lochgelly Fife KY5 9EJ

**Applicant:** Mr Michael Ward 103 Station Road Lochgelly KY5 9EJ

**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.

182 **Application No:** 23/01355/FULL

**Date Decision Issued:** 22/06/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Erection of detached single domestic garage to side of dwellinghouse

**Location:** 64 Bowhill View Bowhill Cardenden Lochgelly Fife KY5 0NP

**Applicant:** Mr Rafal Traczyk 64 Bowhill View Bowhill KY5 0NP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Formation of balcony and alterations to extension to rear of dwellinghouse and formation of new vehicular access  
**Location:** 6 Woodend Road Auchterderran Cardenden Lochgelly Fife KY5 0NE  
**Applicant:** Mr and Mrs Robert Garmory 6 Woodend Road Auchterderran Cardenden Scotland KY5 0NE  
**Agent:** Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the new vehicular access coming into use, the construction of the new vehicular crossing of the footway and the reconstruction of the redundant vehicular crossing back to footway with upstand kerbs shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the new vehicular access coming into use, a 2m x 32m oncoming visibility splay and a 2m x 43m splay in the other direction (south) 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 Making Fife's Places Appendix G and as per the layout shown on the visibility splay plan (document 12 on IDOX). The visibility splays shall be retained for the lifetime of the development
4. The hereby approved obscured glazing to the north and south facing side elevations of the balcony shall be installed prior to use of the balcony. The obscured glazing to the sides shall then be retained for the lifetime of this development 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 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 adequate visibility at road junctions etc.
4. In the interests of residential amenity; to protect the privacy enjoyed within the neighbouring property.

184 **Application No:** 23/01770/CLP

**Date Decision Issued:** 29/06/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** The Beeches Cluny Kirkcaldy Fife KY2 6QP

**Applicant:** Mr/Mrs Greg & Amelia Paterson The Beeches Cluny Kirkcaldy Fife KY2 6QP

**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 16 commercial units (each initially as Class 4, 5 or 6) and associated development; including formation of access, car parking, roads and footpaths  
**Location:** Site To North Of Unit 2 Lochgelly Industrial Park Lochgelly Fife  
**Applicant:** Mr Marc Whyte Unit 17 Eastfield Business Park Newark Road South Glenrothes Scotland KY7 4NS  
**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE COMMENCEMENT OF CONSTRUCTION WORKS ON SITE, adequate wheel-cleaning facilities approved by Fife Council as planning authority shall have been provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
3. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT IN EACH COURTYARD, the respective parking and courtyard areas shall have been laid out as per Drawing No 01 Rev F and this layout shall be retained for the lifetime of the development.
4. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, all works to or adjacent to existing public roads shall have been constructed in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in Drawing No 01 Rev F. This shall include the provision of flush heel kerbing to delineate the extents of the rear of the public road boundary (2 metres back from the adjoining road channel kerb line) at the new access junction.
5. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, visibility splays 2.4m x 43m shall have been provided and thereafter maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junctions of the vehicular accesses and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall thereafter be retained for the lifetime of the development.
6. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site 48 COMMUNAL parking spaces, including one electric vehicle charging space for vehicles, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in Drawing No 1 Rev F. The parking spaces shall each have a minimum width of 2.5 metres and shall be retained in perpetuity.
7. BEFORE THE FIRST OCCUPATION OF THE FIRST UNIT HEREBY APPROVED, there shall have been provided within the curtilage of the site six covered, safe and secure cycle parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G. These cycle parking spaces shall thereafter be retained throughout the lifetime of the development.
8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

10. 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 8. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to avoid the deposit of deleterious material on public roads.
3. In the interests of road safety; to ensure the provision of an adequate design layout and manoeuvring space.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
6. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
8. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.

186 **Application No:** 22/02706/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 59 Kirkland Avenue Ballingry Lochgelly Fife KY5 8JS

**Applicant:** Ms Lyndsay Aitkinson 59 Kirkland Avenue Ballingry KY5 8JS

**Agent:** Philip Landa Suite 1:12 Stadium House Alderstone Road Livingston EH54 5DT

**Application Permitted with Conditions**

**Approve** subject to the following 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.

187 Application No: 23/00640/FULL

Date Decision Issued: 07/07/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Replacement dormer extension to front and dormer extension to rear of dwellinghouse

**Location:** 10 Cardenden Road Cardenden Lochgelly Fife KY5 0PA

**Applicant:** Mr Lee Coombe 1 Merchant Place Kirkcaldy KY1 3NJ

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

### **Application Refused**

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

1. In the interests of visual amenity, the proposed front dormer extension in particular is considered contrary to National Planning Framework 4 (2023) Policies 14 and 16, Adopted FIFEplan (2017) policies 1 and 14, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016), as it would be of a size and design which would have a significant adverse visual impact on the character and appearance of this mid-terraced house and would appear incongruous and detract from the visual amenity of the terraced row of 5 properties it is set within.

188 **Application No:** 23/00365/LBC

**Date Decision Issued:** 14/06/2023

**Ward:** Rosyth

**Proposal:** Listed building consent for installation of replacement windows to front, and replacement windows and door and new rooflights to rear, and internal alterations to dwellinghouse

**Location:** 20 North Row Charlestown Dunfermline Fife KY11 3EL

**Applicant:** Mr Neil Livingston 20 North Row Charlestown KY11 3EL

**Agent:** Peter Cummins 1 West Road Charlestown KY11 3EW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

189 **Application No:** 23/00366/FULL

**Date Decision Issued:** 14/06/2023

**Ward:** Rosyth

**Proposal:** Installation of replacement windows and shed to front, and replacement windows and door and new rooflights to rear of dwellinghouse

**Location:** 20 North Row Charlestown Dunfermline Fife KY11 3EL

**Applicant:** Mr Neil Livingston 20 North Row Charlestown KY11 3EL

**Agent:** Peter Cummins 1 West Road Charlestown KY11 3EW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

190 **Application No:** 23/01211/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** Rosyth

**Proposal:** Change of use from Chiropractic Clinic (Class 2) to dwellinghouse (Class 9)

**Location:** 189A Queensferry Road Rosyth Dunfermline Fife KY11 2JH

**Applicant:** Mrs Victoria Thompson 189A Queensferry Road Rosyth Dunfermline Fife  
KY11 2JH

**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.

191 **Application No:** 22/04015/FULL

**Date Decision Issued:** 20/06/2023

**Ward:** Rosyth

**Proposal:** Painting of dwellinghouse.

**Location:** 2 Warrington Court Church Lane Limekilns Dunfermline KY11 3HW

**Applicant:** Mr & Ms A K Wilson Strachan 2 Warrington Court Church Lane Limekilns Dunfermline KY11 3HW

**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.

192 **Application No:** 23/00360/ADV

**Date Decision Issued:** 20/06/2023

**Ward:** Rosyth

**Proposal:** Display of 3 fascia signs, 1 wall sign and 1 poster box, all non-illuminated to front and side of shop

**Location:** 153 Admiralty Road Rosyth Dunfermline Fife KY11 2BP

**Applicant:** Mr Mohammad Saleem 6 Knowes Farm Cottages Dunbar EH42 1XJ

**Agent:** William Murray 6 Knowes Farm Cottages Dunbar EH42 1XJ

**Application Permitted - no conditions**

193 **Application No:** 22/04010/FULL

**Date Decision Issued:** 21/06/2023

**Ward:** Rosyth

**Proposal:** Porch extension to front of dwellinghouse (retrospective)

**Location:** 14 Kings Crescent Rosyth Dunfermline Fife KY11 2RR

**Applicant:** Mr J Ali 14 Kings Crescent Rosyth Dunfermline Fife KY11 2RR

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

194 **Application No:** 23/01387/FULL

**Date Decision Issued:** 23/06/2023

**Ward:** Rosyth

**Proposal:** Canopy porch extension, raised platform, steps and handrails to front of dwellinghouse

**Location:** 84 Park Road Rosyth Dunfermline Fife KY11 2JL

**Applicant:** Ms Young 84 Park Road Rosyth KY11 2JL

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

195 **Application No:** 23/01661/CLP

**Date Decision Issued:** 26/06/2023

**Ward:** Rosyth

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

**Location:** 223 Queensferry Road Rosyth Dunfermline Fife KY11 2JE

**Applicant:** Ms Tracey Innes 223 Queensferry Road Rosyth Dunfermline Fife KY11 2JE

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

**Application Permitted - no conditions**

**Ward:** Rosyth  
**Proposal:** Section 42 application for erection of dwellinghouse, etc. (Class 9) the subject of planning permission 16/00668/FULL (as varied) (part-retrospective) without compliance with the terms of that permission's Conditions 12 and 14  
**Location:** The Foundry Charlestown Dunfermline Fife KY11 3DP  
**Applicant:** Ms Lisa Mulube The Foundry Charlestown Dunfermline Scotland KY11 3DP  
**Agent:** Lucy Beltran Unit 3 15 Station Road St Monans Fife KY10 2BL

**Application Permitted with Conditions**

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

1. There shall be provided within the curtilage of the site a turning area for a car. This turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
2. At least three parking spaces shall be retained on site throughout the lifetime of the development.

**Reason(s):**

1. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
2. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.

**Ward:** Rosyth

**Proposal:** Demolition of existing buildings, erection of a retail unit (Class 1) with associated access improvements, service area, parking, taxi parking and associated works (Section 42 application to vary condition 12 of planning permission 22/02905/FULL)

**Location:** Proposed Lidl Store At Former Yard Public House Admiralty Road Rosyth Dunfermline Fife KY11 2BN

**Applicant:** Lidl Great Britain Limited 1 Coddington Crescent Eurocentral Motherwell United Kingdom ML1 4YF

**Agent:** Daniel Wheelwright 80 George Street Edinburgh Scotland EH2 3BU

### **Application Permitted with Conditions**

**Approve** subject to the following 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 gross internal floor space of the development shall not exceed 2,141 sq.m including any mezzanine levels. Any increase in the size of the unit shall only be made with the written approval of Fife Council as planning authority.
3. The retail unit shall be restricted to Class 1 (retail) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. No more than 85% of the net retail sales area of the unit shall be used for the sale of convenience goods and no more than 15% for the sale of comparison goods. The unit shall not be subdivided without the prior written consent of Fife Council as planning authority.
4. BEFORE ANY WORKS START ON SITE;, a Remediation Statement shall be submitted to and approved in writing by Fife Council. The Remediation Statement shall include a timetable for the implementation and completion of the approved remediation measures.
5. Remediation of the site shall be carried out and completed in accordance with the Remediation Statement approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Statement have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Statement.
6. Following completion of any measures identified in the approved Remediation Statement or any approved revised Remediation 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Statement or the approved revised Remediation Statement and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.
7. BEFORE ANY WORKS START ON SITE; full details (height, materials, colouring, etc) of all boundary treatments including the species and planting specification for all hedging shall be submitted for prior written approval by Fife Council as planning authority. All boundary treatments shall thereafter be carried out in accordance with the approved details.
8. BEFORE ANY WORKS START ON SITE; details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
9. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 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.

10. PRIOR TO THE OPENING OF THE RETAIL UNIT; the construction and delineation of the footpath link from the existing footpath on the west side of the site adjacent to Castle Road, parking, manoeuvring, servicing, turning and access driveway areas shall be completed to the satisfaction of the planning authority.
11. PRIOR TO THE OPENING OF THE RETAIL UNIT; there shall be provided within the curtilage of the site 104 parking spaces for vehicles in accordance with the current Fife Council Parking Standards with 15 parking spaces being provided for the adjacent taxi business. A minimum of 2 electric car charging points shall be provided within the 104 car parking spaces. The parking spaces and electric car charging points shall be retained through the lifetime of the development.
12. PRIOR TO THE OPENING OF THE RETAIL UNIT; there shall be provided within the curtilage of the site 10 covered and secure cycle parking spaces in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
13. BEFORE ANY WORKS COMMENCE ON SITE; full details of adequate wheel cleaning facilities to be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads shall be submitted and approved in writing by Fife Council, as planning authority. The approved facilities shall be provided, retained and maintained for the duration of operations on the site.
14. FOR THE AVOIDANCE OF DOUBT, there shall be no drainage connections to the trunk road drainage system.
15. 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 13.00 hours Saturdays with no working Sundays or Public Holidays, unless prior written agreement of the Council is obtained agreeing to an amendment
16. BEFORE ANY WORKS COMMENCE ON SITE; a Construction Environmental Management Plan designed to mitigate the effects on sensitive premises/ areas (i.e neighbouring properties and road) of dust, noise and vibration from the proposed development shall be submitted for the written approval by Fife Council as Planning Authority. The use of British Standard BS 5228: Part 1: 2009 (Noise and Vibration Control on Construction and Open Sites) and BRE Publication BR456 - February 2003 (Control of Dust from Construction and Demolition Activities) should be consulted. For the avoidance of doubt, all construction lorries shall be covered to ensure that no material spills on to the public road. Once approved, the development shall be constructed in accordance with the approved Scheme of Works unless otherwise agreed in writing.
17. BEFORE ANY WORKS COMMENCE ON SITE; a lighting scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting (including headlights) shall be submitted to, for approval by Fife Council. Thereafter the artificial lighting shall be operated in accordance with the approved scheme. For the avoidance of doubt, floodlights to be aligned so as not to adversely affect road traffic or neighbouring properties, the light source shall not be exposed to view or cause glare from the highway, each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical, any spill of illumination must not exceed one lux at the boundary with the highway.

Within one month of the installation of the lights, they shall be inspected by a qualified lighting engineer and a report shall be submitted to the Planning Authority confirming compliance with the approved details. Any defects identified shall be rectified within one month of the inspection and a further report shall be submitted to confirm the necessary works have been undertaken.

18. Unless otherwise agreed in writing with Fife Council, there shall be no deliveries to or dispatches from the premises outside the hours of 07.00 and 18.00 Monday to Friday and 08.00 and 15.00 on Saturdays. No deliveries shall take place on Sundays or Bank Holidays.
19. 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.
20. BEFORE ANY WORKS COMMENCE ON SITE; full details of the proposed trolley enclosure shall be submitted to and approved in writing by Fife Council. The development shall, thereafter, be carried out fully in accordance with these approved details.
21. FOR THE AVOIDANCE OF DOUBT, all of the signage details noted on the drawings approved within this application will require a separate application for advertisement consent as required under The Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984, The Town and Country Planning

**Reason(s):**

1. In order to comply with the 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 define the planning permission in the interests of ensuring the vitality and viability of the town centre.
3. To define the planning permission in the interests of ensuring the vitality and viability of the town centre.
4. To ensure the proposed remediation statement is suitable.
5. To ensure remedial works are carried out to the agreed protocol.
6. To provide verification that remediation has been carried out to the planning authority's satisfaction.
7. In the interests of visual amenity and design.
8. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
9. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term
10. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
11. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
12. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
13. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
14. To ensure that the efficiency of the existing drainage network is not affected and that the standard of construction is commensurate with that required within the road boundary.
15. In the interests of amenity.
16. In the interests of amenity.
17. In the interests of amenity.
18. In the interests of amenity.
19. In the interests of amenity.
20. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
21. For the avoidance of doubt and to clearly define the terms of the approved development.

198 **Application No:** 22/03618/FULL

**Date Decision Issued:** 05/07/2023

**Ward:** Rosyth

**Proposal:** Erection of garage

**Location:** 18 Dunfermline Road Limekilns Dunfermline Fife KY11 3JS

**Applicant:** Mr Sean Docherty 18 Dunfermline Road Limekilns Dunfermline UK KY11 3JS

**Agent:** Gordon Dunn 237 Baldridgeburn Dunfermline United Kingdom 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.
2. The garage hereby approved shall be for domestic use only, ancillary to the main dwellinghouse and no trade or commercial uses shall operate from within.

**Reason(s):**

1. In order to comply with the 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 a commercial premises.

199 **Application No:** 23/01146/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** Rosyth

**Proposal:** Siting of portable cabin (retrospective)

**Location:** Rosyth Sharks Rugby Football Club Harley Street Rosyth Dunfermline Fife  
KY11 2ND

**Applicant:** Mr Gordon Cree 18 Woodmill Road Dunfermline Scotland KY11 4SS

**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:** Rosyth  
**Proposal:** Installation of multi use games area including enclosure and floodlights  
**Location:** Sports Centre Castle Road Rosyth Dunfermline Fife KY11 2HU  
**Applicant:** Mr Robert Garmory East End Park Halbeath Road Dunfermline Scotland KY12 7RB  
**Agent:** Calum Hirst Sports Labs Ltd 1 Adam Square Livingston West Lothian EH54 9DE

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to completion of the development, confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements
3. The SUDS and drainage infrastructure hereby approved shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to completion of the development unless otherwise agreed in writing. It Thereafter it shall be retained and maintained for the lifetime of the development.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

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

201 **Application No:** 23/00917/ADV

**Date Decision Issued:** 12/06/2023

**Ward:** St. Andrews

**Proposal:** Display of non-illuminated nameplate, 2no non-illuminated ATM surrounds, replacement of non-illuminated projecting sign and alteration to existing fascia sign

**Location:** 113 South Street St Andrews Fife KY16 9QB

**Applicant:** Natwest group Plc Natwest Group 1 Gogarburn, 1st Business House Gogarburn, 1st Business House, PO Box 1000, Edinburgh, EH12 1HQ Gogarburn United Kingdom EH12 1HQ

**Agent:** Kieran Leadbetter 1 1 St Bernard's Row Stockbridge Edinburgh United Kingdom EH4 1HW

**Application Permitted with Conditions**

**Approve** subject to the following 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:** Listed building consent for installation of replacement external signage and changes to shopfront window and door frame colour  
**Location:** 113 South Street St Andrews Fife KY16 9QB  
**Applicant:** NatWest Group Plc NatWest Group 1 Gogarburn, 1st Business House Gogarburn, 1st Business House Gogarburn United Kingdom EH12 1HQ  
**Agent:** Kieran Leadbetter 1 1 St Bernard's Row Stockbridge Edinburgh United Kingdom EH4 1HW

**Application Permitted with Conditions**

**Approve** subject to the following 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 paint and material finishes shall be as set out below unless otherwise agreed in writing with this Planning Authority BEFORE works commence on site.
  - All paint finishes to windows, doors and the trough light shall have a matt or satin finish, and not a gloss finish.
  - The replacement stainless steel Logo button on the fascia shall have a matt/brushed finish and not a glossy reflective finish
  - All other coloured signs and door manifestations shall have a matt finish.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external material finishes do not detract from the character and appearance of this Category B Listed Building.

**Ward:** St. Andrews  
**Proposal:** Erection of extension and installation of Combined Heat and Power (CHP) Plant with associated infrastructure  
**Location:** Old Course Hotel Old Station Road St Andrews Fife KY16 9SP  
**Applicant:** Old Course Limited Old Course Hotel Old Station Road St Andrews United Kingdom KY16 9SP  
**Agent:** Neil Gray AYE House Admiralty Park Rosyth Dunfermline United Kingdom KY11 2YW

### **Application Permitted with Conditions**

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

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

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

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

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

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

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

**Ward:** St. Andrews  
**Proposal:** Listed building consent for installation of replacement windows  
**Location:** Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT  
**Applicant:** Mrs Anuita Woodhull Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT  
**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NOTWITHSTANDING WHAT IS SHOWN ON THE APPROVED DRAWINGS AND FOR THE AVOIDANCE OF DOUBT, the replacement window framing dimensions shall be site sized to match the existing bay window framing dimensions and the replacement windows shall be aligned within the existing bay window openings to match the existing window alignments.
3. NOTWITHSTANDING WHAT IS SHOWN ON THE APPROVED DRAWINGS AND FOR THE AVOIDANCE OF DOUBT, the replacement windows hereby approved shall have horn detailing to match existing and as shown on approved documents 03 and 06 (page 3).
4. The replacement windows hereby approved shall be painted externally a satin off-white colour upon installation to match the existing windows on the front principal elevation and thereafter be permanently maintained.
5. FOR THE AVOIDANCE OF DOUBT, there shall be no visible trickle vents placed on the front face of those windows hereby approved upon installation or thereafter.

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

1. In order to comply with the 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 window replacement does not detract from the character and appearance of this Category C Listed Building.
3. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building.
4. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building.
5. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building.

**Ward:** St. Andrews  
**Proposal:** Installation of replacement windows  
**Location:** Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT  
**Applicant:** Mrs Anuita Woodhull Ardnith 1 Gillespie Terrace The Scores St Andrews Fife KY16 9AT  
**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NOTWITHSTANDING WHAT IS SHOWN ON THE APPROVED DRAWINGS AND FOR THE AVOIDANCE OF DOUBT, the replacement window framing dimensions shall be site sized to match the existing bay window framing dimensions and the replacement windows shall be aligned within the existing bay window openings to match the existing window alignments.
3. NOTWITHSTANDING WHAT IS SHOWN ON THE APPROVED DRAWINGS AND FOR THE AVOIDANCE OF DOUBT, the replacement windows hereby approved shall have horn detailing to match existing and as shown on approved documents 03 and 06 (page 3).
4. The replacement windows hereby approved shall be painted externally a satin off-white colour upon installation to match the existing windows on the front principal elevation and thereafter be permanently maintained.
5. FOR THE AVOIDANCE OF DOUBT, there shall be no visible trickle vents placed on the front face of those windows hereby approved upon installation or thereafter.

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

1. In order to comply with the 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 window replacement does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
4. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.
5. In the interests of visual amenity; to ensure that the proposed window replacement does not detract from the character and appearance of this Category C Listed Building and the St. Andrews Conservation Area within which the site is located.

206 **Application No:** 23/00328/LBC

**Date Decision Issued:** 16/06/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for external alterations including installation of replacement windows

**Location:** Andrew Melville Hall North Haugh St Andrews Fife KY16 9SU

**Applicant:** Mr John Calcutt Estates Woodburn Place St Andrews United Kingdom KY16 8LA

**Agent:** Building Consultancy Avison Young Sutherland House 149 St Vincent Street Glasgow Scotland G2 5NW

**Application Permitted with Conditions**

**Approve** subject to the following 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 air source heat pump

**Location:** Caddies Pavilion West Sands Road St Andrews Fife

**Applicant:** St Andrews Links Trust Pilmour House St Andrews Links Trust Pilmour House  
St Andrews Scotland KY16 9SF

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

1. In order to comply with the 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 safeguarding the amenity of any nearby users.

208 **Application No:** 23/01085/FULL

**Date Decision Issued:** 16/06/2023

**Ward:** St. Andrews

**Proposal:** Installation of dormer extension to rear of dwellinghouse

**Location:** 6 Freddie Tait Street St Andrews Fife KY16 8HQ

**Applicant:** Mr and Mrs Denis Martin 6 Freddie Tait Street St Andrews Fife KY16 8HQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

209 **Application No:** 23/01178/FULL

**Date Decision Issued:** 16/06/2023

**Ward:** St. Andrews

**Proposal:** Alterations and extension to existing toilet shower block

**Location:** St Andrews Holiday Park Anstruther Road St Andrews Fife KY16 8PX

**Applicant:** Abbeyford Leisure Ltd Abbeyford House Fforrd Richards Davies St Asaph  
Business Park St Asaph Wales LL17 0LJ

**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.

210 **Application No:** 23/01237/FULL

**Date Decision Issued:** 19/06/2023

**Ward:** St. Andrews

**Proposal:** Single storey extension to side and rear of dwellinghouse.

**Location:** 6 Murrayfield Road St Andrews Fife KY16 9NB

**Applicant:** Mr A. Calderwood 6 Murrayfield Road ST ANDREWS U.K. KY16 9NB

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

211 **Application No:** 23/00726/LBC

**Date Decision Issued:** 20/06/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal alterations to flatted dwelling (work completed)

**Location:** 70B South Street St Andrews Fife KY16 9JT

**Applicant:** Mr Roger Potter Higher Orchard Sandford Orcas Dorset United Kingdom DT9 4RP

**Agent:** Susan Laing 114 South Street St Andrews Scotland KY16 9QD

**Application Permitted with Conditions**

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

1. WITHIN 4 MONTHS FROM THE DATE OF THIS CONSENT, unless otherwise agreed in writing in advance with this Planning Authority, the following works shall be completed to the satisfaction of this Planning Authority and a set of photographs shall be submitted to show all completed works for approval in writing by this Planning Authority.
  - installation of plaster corncicing to match existing on both sides of new partition wall as shown marked orange on approved drawing 04B.
  - repair (including for replacing internal fire panel) the existing five, 6 panelled timber doors as shown on approved document 06 and re-instate within the property
  - install one new hardwood 6 panelled door to kitchen as shown on approved drawings 07 and 02

**Reason(s):**

1. To protect the internal character and appearance of this Category B listed Building.

212Application No: 23/01033/FULL

Date Decision Issued: 22/06/2023

**Ward:** St. Andrews

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

**Location:** 3 Mckenzie Square St Andrews Fife KY16 8ND

**Applicant:** Mr William Laver 3 Mckenzie Square St Andrews Fife KY16 8ND

**Agent:** Douglas Carrie East Mirimar Marketgate South Marketgate South Crail UK  
KY10 3tj

**Application Permitted with Conditions**

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

1. 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 glazed conservatory roof, the windows, the doors and the walls shall match those of the existing building/terrace 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.

**Ward:** St. Andrews  
**Proposal:** Erection of student accommodation building (6 Bedrooms) (Sui Generis) and formation of hardstanding and opening in boundary wall (renewal of planning permission 18/03337/FULL)  
**Location:** 2 Queens Terrace St Andrews Fife KY16 9QF  
**Applicant:** Mr M Robertson 2 Queens Terrace St Andrews Fife Scotland KY16 9QF  
**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. Prior to the occupation of the proposed development, there shall be 1 No. off-street parking space provided within the curtilage of the site as shown on Drawing No. H.1558 AL (0)12A (Planning Authority reference 03D), submitted under Planning Application No. 18/03337/FULL, for the 6 bedroom student accommodation. The single off-street parking space shall remain available for the lifetime of the development and shall remain communal to 6 bedroom student accommodation.
3. Prior to the of the first use of the vehicular access to the proposed off-street parking area, as shown on Drawing No. H.1558 AL (0) 12A (Planning Authority reference 03D), submitted under Planning Application No. 18/03337/FULL, in addition to the off street parking space being provided for the student accommodation, there shall be 1 No. off-street parking space provided for the existing flatted dwelling at 2 Queens Terrace. The off-street parking space shall remain available for the purposes of providing off-street parking for the property at 2 Queens Terrace for the lifetime of the development.
4. The proposed development shall be used as a student residence facility only and the occupiers of the student residence accommodation shall be limited to persons enrolled in full time, part time, post-graduate or summer period study at a school, college or University within the settlement boundary of St Andrews.
5. Prior to the occupation of the proposed development, a vehicular turning facility shall be made available within the curtilage of the site via the installation of a 5.7m turntable as stated within the accompanying Design Statement and as shown on Drawing No. H.1558 AL (0) 12A (Planning Authority reference 03D), submitted under Planning Application No. 18/03337/FULL. The vehicular turning facility shall be retained for the lifetime of the development.
6. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external stone finishes, including details of block size and coursing, shall be submitted for approval in writing by this Planning Authority. For the avoidance of doubt, the proposed development shall incorporate natural stone which matches that of the neighbouring property to the west.

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

1. In order to comply with the 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 that adequate off street parking is provided to accommodate the proposed development.
3. In the interest of road safety, to ensure that an off street parking space is provided for the property at 2 Queens Terrace to alleviate the loss of any on street parking caused by the formation of the vehicular access to the proposed off street parking area.
4. In the interests of road safety; the car parking provision associated with the student accommodation building is insufficient to accommodate the parking demand for any other land uses.
5. In the interest of road and pedestrian 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 visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the installation of new fascias and repainting of shop front

**Location:** 81 Market Street St Andrews Fife KY16 9NX

**Applicant:** Mrs Lucy Anderson 3 Ridgway Havant Hants PO9 1QJ

**Agent:** Donna Taylor 36 Heath Hurst Road Camden England NW3 2RX

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NOTWITHSTANDING CONDITION 1, WITHIN 4 MONTHS FROM THE DATE OF THIS CONSENT, and unless otherwise agreed in writing in advance with this Planning Authority, the revised colour scheme to the shopfront hereby approved shall be completed to the satisfaction of this Planning Authority and a set of photographs shall be submitted to show the completed works for approval in writing by this Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To protect the external character and appearance of this Category B Listed Building.

**Ward:** St. Andrews  
**Proposal:** Single storey extensions to front and rear of dwellinghouse and replacement gate  
**Location:** Rigg's End 5 Queens Terrace St Andrews Fife KY16 9QF  
**Applicant:** Mr & Mrs Cameron Grant Rigg's End 5 Queens Terrace St Andrews Fife KY16 9QF  
**Agent:** Stewart Davidson 108 St Clair Street Kirkcaldy UK KY1 2BD

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard those trees identified on approved drawing 04B to be retained and relocated. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
3. No trees, other than those approved to be removed as identified on the approved plans, shall have roots cut or be lopped, topped, uprooted, or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.
4. BEFORE THE REAR EXTENSION HEREBY APPROVED IS OCCUPIED, the existing rear gravelled driveway shall be converted to grass as detailed on approved drawings 04B and 18 and thereafter be permanently maintained.
5. BEFORE ANY WORKS TO REPLACE THE FRONT ENTRANCE VEHICULAR GATES COMMENCE, full details of the new gates shall be submitted for PRIOR approval in writing by this Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure that no damage is caused to important trees during development operations.
3. In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
4. In the interests of visual amenity and to ensure that an adequate coverage of garden ground is secured and maintained following the implementation of the development.
5. To reserve the rights of the Planning Authority with respect to this detail.

216 **Application No:** 23/00681/LBC

**Date Decision Issued:** 28/06/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for demolition of extension and installation of door

**Location:** Janitors House Madras College South Street St Andrews Fife

**Applicant:** Mr John Calcutt Estates - Walter Bower House Eden Campus Main Street  
Guardbridge United Kingdom KY16 0US

**Agent:** Building Consultancy Avison Young Sutherland House 149 St Vincent Street  
Glasgow Scotland G2 5NW

**Application Permitted with Conditions**

**Approve** subject to the following 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 side of dwellinghouse.

**Location:** 52 Pipeland Road St Andrews Fife KY16 8JN

**Applicant:** Ms Marina Chrisofi 52 Pipeland Road St Andrews Fife KY16 8JN

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE EXTENSION HEREBY APPROVED IS OCCUPIED, one off-street parking space as shown on approved drawing 02A shall be provided and shall be permanently maintained and kept available as such, and FOR THE AVOIDANCE OF DOUBT, the existing vehicular access gate shall be removed or replaced with a sliding type vehicular gate as indicated on approved drawing 02A unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

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

218Application No: 23/01438/FULL

Date Decision Issued: 28/06/2023

**Ward:** St. Andrews

**Proposal:** Planning permission (proposed) for dormer to front and balcony to rear of dwellinghouse

**Location:** The Thistles 9 Aikman Place St Andrews Fife KY16 8XS

**Applicant:** Mr Mrs Sinclair The Thistles 9 Aikman Place St Andrews Fife KY16 8XS

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The colour of the dormer window frames shall match those windows located at the front of the existing building unless otherwise agreed in writing with this Planning Authority BEFORE any works commence 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 the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

219 **Application No:** 23/01569/CLE

**Date Decision Issued:** 03/07/2023

**Ward:** St. Andrews

**Proposal:** Certificate of Lawfulness (existing) for use of flatted dwellinghouse (Sui Generis) as short term let

**Location:** 9 St Leonards Field House Abbey Walk St Andrews Fife KY16 9LB

**Applicant:** Miss Jennifer Baird 9 St Leonards Field House Abbey Walk St Andrews Fife KY16 9LB

**Agent:**

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Listed Building Consent for internal alterations including installation of partition walls, formation of new internal doors to rooms and installation of external new soil vent stack  
**Location:** 92 Hepburn Gardens St Andrews Fife KY16 9LN  
**Applicant:** Dow Investments Plc 92 Hepburn Gardens St Andrews Fife KY16 9LN  
**Agent:** Gillian Morris 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

**Application Permitted with Conditions**

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

1. All existing plaster cornices shall be retained and continued around the new partitions.
2. FOR THE AVOIDANCE OF DOUBT, where new flooring is installed within any of the proposed en-suite bathrooms the existing timber floors shall be protected with plywood in advance of any new floor finish being installed, and where required, new timber door thresholds shall be installed to match the existing floors.

**Reason(s):**

1. To protect the internal character and appearance of this statutory listed building.
2. To protect the internal character and appearance of this statutory listed building.

221 **Application No:** 23/00782/LBC

**Date Decision Issued:** 05/07/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for the installation of internal secondary glazing

**Location:** Flat 3 6 Pilmour Place St Andrews Fife KY16 9HZ

**Applicant:** Mrs Narynda Kumar Reston Huntingdon Road Cambridge England CB3 0LH

**Agent:** Matt Milner 16 Westfield Avenue Cupar United Kingdom KY15 5AA

**Application Permitted with Conditions**

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

1. BEFORE ANY INTERNAL SECONDARY GLAZING IS INSTALLED, full 1:20 details in plan and section, including materials and colour specifications of the glazing shall be submitted to this Planning Authority for PRIOR approval in writing.

Thereafter the internal secondary glazing shall be installed in accordance with the details approved, unless changes are subsequently agreed in writing with this Planning Authority.

**Reason(s):**

1. To protect the internal and external character and appearance of this statutory listed building.

**222Application No:** 23/01303/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** St. Andrews

**Proposal:** Single storey rear extension and attic extension to front

**Location:** 5 Irvine Crescent St Andrews Fife KY16 8LG

**Applicant:** Mr Colin Thomson 5 Irvine Crescent St. Andrews Scotland KY16 8LG

**Agent:** Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Change of use from holiday chalet to dwellinghouse (Class 9)

**Location:** Claremont Lodge Bishops Wood Strathkinness St Andrews Fife KY16 8NZ

**Applicant:** Mrs Penelope Bateman Claremont Lodge Bishops Wood Strathkinness St Andrews Fife KY16 8NZ

**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. There shall be visibility splays of 3 metres by 210 metres to the south and 3 metres by 160 metres to the north provided at the junction of the vehicular access with the existing public road. Thereafter these visibility splays shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent road channel levels.
3. Prior to the first use of the proposed dwellinghouse, 3 off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

1. In order to comply with the 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 road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
3. To ensure adequate provision of off-street car parking.

**Ward:** St. Andrews

**Proposal:** Single storey extension to front of dwellinghouse.

**Location:** 3 Bonfield Road Strathkinness St Andrews Fife KY16 9RR

**Applicant:** Mr G Baxter 3 Bonfiled Rd Strathkinness UK KY16 9RR

**Agent:** David Dow Hillcrest Studio Hillcrest Blebocraigs UK KY15 5UQ

**Application Permitted with Conditions**

**Approve** subject to the following 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 COMMENCE ON SITE, full specifications, including colour, for the external finishes, including to the roof, roof lantern, fascia, and timber cladding shall be submitted for PRIOR approval in writing by the Planning Authority.

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

**Reason(s):**

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

225 **Application No:** 23/01508/LBC

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

**Ward:** St. Andrews

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

**Location:** East Castlemount North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Mr Roy MacLachlan East Castlemount North Castle Street St Andrews Fife  
KY16 9BG

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

**Application Permitted - no conditions**

226 **Application No:** 23/00677/FULL

**Date Decision Issued:** 12/06/2023

**Ward:** Tay Bridgehead

**Proposal:** Alterations to dwellinghouse to increase roof ridge height to form first floor accommodation

**Location:** 1A Kilburn Newport On Tay Fife DD6 8DE

**Applicant:** Mr Roger Greig 1 Forgan Street Newport On Tay Fife DD6 8JE

**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.

227 **Application No:** 23/00919/FULL

**Date Decision Issued:** 13/06/2023

**Ward:** Tay Bridgehead

**Proposal:** Dormer extensions to dwellinghouse

**Location:** Lynn Villa Station Road Leuchars St Andrews Fife KY16 0ER

**Applicant:** Ms Geraldine Gillespie Lynn Villa Station Road Leuchars St Andrews Fife KY16 0ER

**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 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.

228 **Application No:** 23/01067/FULL

**Date Decision Issued:** 22/06/2023

**Ward:** Tay Bridgehead

**Proposal:** Extension to rear of dwellinghouse

**Location:** 3 Crawford Avenue Gauldry Newport On Tay Fife DD6 8SG

**Applicant:** Mr David Cole St. Marys Farmhouse St. Marys Farm Cupar United Kingdom  
KY15 4NF

**Agent:**

**Application Permitted with Conditions**

**Approve** subject to the following 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.

229 **Application No:** 23/00323/FULL

**Date Decision Issued:** 27/06/2023

**Ward:** Tay Bridgehead

**Proposal:** Repositioning of housetypes to plots 20, 21 and 23 to 25 (amendment to application 21/02564/FULL for the substitution of housetypes on plots 1 and 6 to 36 to allow for the erection of 32 dwellinghouses) (retrospective)

**Location:** Land To The North And South Of Forgan Drive Drumoig Fife

**Applicant:** Kirkwood Homes Technical Kirkwood Business Park Sauchen Inverurie United Kingdom AB51 7LE

**Agent:**

**Application Permitted with Conditions**

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

1. All planting carried out on site shall be maintained by the developer, or a contractor working on their behalf, in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced by the developer or their contractor.

**Reason(s):**

1. 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.

**Ward:** Tay Bridgehead

**Proposal:** Application for matters specified in conditions of planning permission in principle 21/001769/PPP for erection of a dwellinghouse and garage with formation of pond and associated access arrangement including associated drainage and landscape infrastructure

**Location:** Land To The North Of Hawkhead House St Fort Fife

**Applicant:** Captain Ralph Webster Sandford House Sandford Wormit Scotland DD6 8RG

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwellinghouse, visibility splays of 6 metres by 105 metres to the north and 6m by 135m to the south, as shown on Drawing No. L(10)10 Rev B, shall be provided at the junction of the private access with the public road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above the adjacent public road channel levels.
3. Prior to the occupation of the proposed dwellinghouse, the off street parking and turning area as shown on document shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
5. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

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

1. In order to comply with the provisions of Section 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 road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities and that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

**Ward:** Tay Bridgehead

**Proposal:** Installation of replacement rooflight

**Location:** 96 Tay Street Newport On Tay Fife DD6 8AS

**Applicant:** Mr Andrew Tibbs 96 Tay Street Newport On Tay Fife DD6 8AS

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the replacement rooflight shall closely match the size of the existing rooflight it is replacing.
2. FOR THE AVOIDANCE OF DOUBT, the replacement roof windows shall be black coloured Conservation roof windows.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

**Reason(s):**

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

232Application No: 22/00195/FULL

Date Decision Issued: 14/06/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Formation of raised decking and erection of single storey extension, outbuilding, boundary wall and fence (part retrospective)

**Location:** 16 Camps Road Carnock Dunfermline Fife KY12 9JP

**Applicant:** Mr Jasdeep Singh 16 Camps Road Carnock Dunfermline Scotland KY12 9JP

**Agent:** Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik Scotland EH26 9NJ

**Application Refused**

**Reason(s):**

1. In the interests of ensuring no significant adverse drainage impacts; it is considered that insufficient information has been submitted to demonstrate that the proposal would have no significant adverse impacts on surface water drainage. The proposal is therefore contrary to Policy 22 of NPF4 and Policies 1, 3 and 12 of the Adopted FIFEplan Local Development Plan (2017).

**Ward:** West Fife And Coastal Villages  
**Proposal:** Extension and alterations to house  
**Location:** 61 Dean Ridge Gowkhall Dunfermline Fife KY12 9PE  
**Applicant:** Mr/ Mrs D Muirhead 61 Dean Ridge Dunfermline Scotland KY12 9PE  
**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.
2. No new window openings shall be formed at first floor level of the extension hereby approved, other than the window detailed on the approved plans, 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 safeguarding residential amenity.

**Ward:** West Fife And Coastal Villages

**Proposal:** Construction of an Energy Park comprising solar photovoltaic array (PV) and battery storage with export capacity of not more than 49.9MW, with associated substation, access road, landscaping and ancillary works (Section 42 application to vary condition no. 14 of planning permission 22/01225/FULL)

**Location:** Land To South Of Lohead Landfill Site Fife

**Applicant:** Dunfermline Solar Limited 2nd Floor Cardinal Plan 100 Victoria Street London United Kingdom SW1E 5JL

**Agent:** Pippa Gardner 26 Alva Street Edinburgh Midlothian EH2 4PY

### **Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, visibility splays 3 metres x 210 metres shall be provided and maintained clear of all obstructions exceeding 1m in height above the adjoining road channel level, at the junction of the site access and the public road (D10), in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained through the lifetime of the development.
2. BEFORE ANY WORKS START ON SITE, the vehicular access bellmouth shall be constructed/reconstructed in accordance with the current Fife Council Making Fife's Places Appendix G.
3. BEFORE ANY WORKS START ON SITE, a Construction Traffic Management Plan (CTMP) shall be submitted for the prior written approval of Fife Council as Planning Authority. The CTMP shall consider the proposed haul route or routes for HGV trips (M90 Junction 4 Kelty Interchange (B914, B915, A823 and then the D10 with the reverse of that route when leaving the site) and contain details of the proposed wheel cleaning facilities. The wheel cleaning facilities shall be provided and maintained in operational condition throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
4. BEFORE ANY WORKS START ON SITE, a Construction Environmental Management Plan (CEMP), designed to ensure appropriate environmental management practices are applied, shall be submitted to Fife Council as Planning Authority for its written approval. The CEMP shall include proposed hours of deliveries and construction work, as well as details of how potential noise and dust nuisance during construction will be mitigated. Once agreed, operations shall adhere to the provisions of the CEMP throughout the construction period.
5. BEFORE ANY WORKS START ON SITE, details of the numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding and the phasing of the site, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or commissioning of the development, whichever is sooner, and all landscaping works shall be carried out as specified in the approved Stephenson Halliday Landscape Plan (Drawing 0130-DSF-L-001, dated April 2022), including the maintenance of existing hedgerows, the planting of new hedgerows, and the planting of native wildflower meadows around the solar panels (modified, if required, to accommodate the requirements of condition 1 of the planning permission hereby granted).
6. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details, unless otherwise agreed in writing by Fife Council as Planning Authority.
7. BEFORE ANY WORK STARTS ON SITE, details of the colour finishes of the Operation and Maintenance building, the Invertors, and the Battery Energy Storage System containers, all hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority.
8. PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, 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 for the prior written approval of Fife Council as Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

9. PRIOR TO THE COMMISSIONING OF THE DEVELOPMENT HEREBY APPROVED, an Operational Lighting Scheme, specifying the detail of any artificial lighting to be used on site during the life of the planning permission hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority. The Lighting Scheme should take cognisance of measures to protect existing natural habitats, such as the guidance contained within the "Bats and Lighting Guidance" document (ILP, 2018) <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
10. WHERE ANY WORKS ARE TO BE CARRIED OUT BETWEEN THE MONTHS OF MARCH TO AUGUST INCLUSIVE, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of nesting birds, and recommend appropriate mitigation of works to protect potentially affected species.
11. Works on site for both the construction and decommissioning phases shall be carried on in accordance with best practice to avoid disturbance of nesting birds, pollution and contamination of the ground, and such that there shall be no adverse impact on established tree or hedge roots, and all excavations, such as cable trenching or drainage, shall be carried out with appropriate precautions taken to avoid inadvertent entrapment of wildlife.
12. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, 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.
13. The permission hereby granted shall be for a period of 35 (thirty-five) years from the date of energisation of the project (such date to be notified in writing in advance to Fife Council as Planning Authority) and, on expiry of that period, the solar farm, battery storage and all ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated to the satisfaction of Fife Council as Planning Authority, taking into account the provisions of conditions 15 and 16 of the planning permission hereby granted, all unless retained with the express prior planning application approval of Fife Council as Planning Authority.
14. 12 months prior to the decommissioning of the solar farm and battery storage facility, an ecological survey, carried out by a suitably qualified ecologist, shall be submitted for the prior written approval of Fife Council as Planning Authority, identifying any ecological constraints arising from decommissioning activities, any areas where new habitats that may have established need to be retained, and where any unavoidable loss of new habitat occasioned by decommissioning activities may need to be compensated for (on or off-site).
15. 6 months prior to the decommissioning of the solar farm and battery storage facility, a decommissioning and site restoration scheme shall be submitted for the prior written approval of Fife Council as Planning Authority, detailing how plant and equipment located within the site of the development hereby approved would be decommissioned and removed, informed by the ecological survey required by condition 15 of the planning permission hereby approved.
16. During construction, public paths in the vicinity of the site must be kept open and free from obstruction, and any temporary closures that may be required for safety reasons should be notified to Fife Council in advance and kept to the minimum duration possible.
17. UNLESS OTHERWISE AGREED IN WRITING WITH FIFE COUNCIL AS PLANNING AUTHORITY, if the solar farm and battery storage facility fails to export electricity to the grid for a continuous period of 12 months, the Company shall; (i) by no later than the date of expiration of the 12 month period, submit a scheme to Fife Council as Planning Authority setting out how the solar farm and battery energy storage facility and its ancillary equipment and associated infrastructure shall be removed from the site and the ground fully restored; and (ii) following written approval of the scheme by Fife Council as Planning Authority, implement the approved scheme within six months of the date of its approval, all to the satisfaction of Fife Council as Planning Authority.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
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 eliminate the deposit of deleterious material on public roads.
4. In the interests of best environmental practice and to protect residential amenity.
5. In the interests of amenity and the environment; to ensure that the biodiversity benefits of the Landscape Plan agreed between the applicants, Fife Council and NatureScot are secured for the long term.
6. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
7. In the interests of amenity, to minimise the visual impact of the development in the landscape.
8. To ensure that potential hazards associated with the legacy of coal mining are adequately identified and planned for before the development is brought into use.
9. In the interests of residential amenity and ecology.
10. In the interests of protecting nesting birds from adverse effects of site development works.
11. In the interests of protecting the ecology of the site and surrounding area.
12. To ensure all contamination within the site is dealt with.
13. In the interests of visual amenity; in order that the Planning Authority retains control of the site after the period of planning permission expires.
14. In the interests of protecting the ecology of the site and surrounding area, including new habitats that may have established over the period of planning permission.
15. In the interests of visual amenity; in order that the Planning Authority retains control of the site after the development period expires and in the interests of protecting the ecology of the site and surrounding area, including new habitats that may have established over the period of planning permission.
16. In the interests of maintaining adequate control of the solar farm and battery storage facility should it become redundant, and to ensure that the site is restored.
17. To preserve rights of public access and to ensure the safety of users of public footpaths during construction.

235 **Application No:** 23/00911/LBC

**Date Decision Issued:** 06/07/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for works including replacement joists, plasterwork and render

**Location:** 1 Main Street Low Valleyfield Dunfermline Fife KY12 8TF

**Applicant:** Miss Sally-Anne Featherstone 1 Main Street Low Valleyfield Dunfermline Fife KY12 8TF

**Agent:**

**Application Permitted with Conditions**

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

1. Exterior must be replaced with white limewash.
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. Traditional exterior render to the listed building and agreed to with Built Heritage.

236 **Application No:** 23/01259/FULL

**Date Decision Issued:** 06/07/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Formation of raised decking.

**Location:** 25 Houldsworth Street Blairhall Dunfermline Fife KY12 9PU

**Applicant:** Miss M Smith 25 Houldsworth Street Blairhall United Kingdom KY12 9PU

**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.