



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 7/11/2022 - 8/7/2022

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

1 **Application No:** 22/01739/FULL **Date Decision Issued:** 11/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of garage / domestic outbuilding

Location: 71 Bayview Crescent Methil Leven Fife KY8 3NB

Applicant: Mr Gary Donnelly 71 Bayview Crescent Methil Leven Fife KY8 3NB

Agent: Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

Application Permitted - no conditions

2 **Application No:** 22/01447/FULL **Date Decision Issued:** 19/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Installation of gates to front of flatted dwelling

Location: 15 Barrie Street Methil Leven Fife KY8 3BU

Applicant: Mrs Mary Simon 15 Barrie Street Methil Leven Fife KY8 3BU

Agent:

Application Permitted - no conditions

3 **Application No:** 22/01530/FULL **Date Decision Issued:** 19/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Grieve Grove East Wemyss Kirkcaldy Fife KY1 4TJ

Applicant: Mr Doyle and Miss Robertson 4 Grieve Grove East Wemyss Kirkcaldy Fife
KY1 4TJ

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

Application Permitted - no conditions

4 **Application No:** 22/01833/FULL **Date Decision Issued:** 20/07/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse and installation of flue

Location: 16 Hendrie Place East Wemyss Kirkcaldy Fife KY1 4LL

Applicant: Mr Kevin Balfour 16 Hendrie Place East Wemyss Scotland KY1 4LL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

5 **Application No:** 22/01310/LBC **Date Decision Issued:** 13/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for alterations to boundary wall

Location: Kinghorn Parish Church Nethergate Kinghorn Burntisland Fife KY3 9SY

Applicant: Mr Robin Hadow Bankhead Central 1 Bankhead Park Glenrothes Scotland
KY7 6GH

Agent: Connor Jordan 34-36 Argyle Place Edinburgh Scotland EH9 1JT

Application Permitted - no conditions

6 **Application No:** 22/01538/FULL **Date Decision Issued:** 15/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to side of dwellinghouse

Location: 74 Balmoral Drive Kirkcaldy Fife KY2 5QT

Applicant: Mr D Galloway 74 Balmoral Drive Kirkcaldy Fife KY2 5QT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

7 **Application No:** 22/01864/FULL **Date Decision Issued:** 15/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 48 Boglily Road Kirkcaldy Fife KY2 5NF

Applicant: Mr Alex MacKay 48 Boglily Road Kirkcaldy Scotland KY2 5NF

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

Application Permitted - no conditions

8 **Application No:** 22/00478/FULL **Date Decision Issued:** 20/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations to and change of use from store to dwellinghouse (Class 9), including installation of rooflights, re-roofing and replacement windows and doors

Location: 10 High Street Kinghorn Burntisland Fife KY3 9UE

Applicant: Mr Stuart Mitchell The Square Butlaw South Queensferry Edinburgh Scotland eh309sj

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE DWELLINGHOUSE HEREBY APPROVED, detailed samples of the specification and colour of the proposed external paint for the timber sash and case windows, doors and wet dash render shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved details shall be implemented in full and retained/ maintained for the lifetime of the development. FOR THE AVOIDANCE OF DOUBT, all external doors hereby approved shall be constructed in solid timber unless otherwise agreed in writing with this Planning Authority.
2. The approved dwellinghouse shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouse shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of visual amenity and to allow consideration to be given to details which have yet to be submitted.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

9 **Application No:** 22/01061/LBC **Date Decision Issued:** 20/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Listed building consent for alterations to boundary wall to form pedestrian access with gate and vehicular access
Location: Starleyburn House Newbigging Burntisland Fife KY3 0AG
Applicant: Mrs Judith Arnstein Starleyburn House Newbigging Burntisland Fife KY3 0AG
Agent: Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The demolition works hereby approved shall not be carried out before planning permission has been granted for the development the subject of planning permission 22/01060/FULL and a contract for the carrying out of that development and of the works hereby approved has been made.
2. The dountaking of and alterations to the existing walls hereby approved shall be limited to that directly necessary in connection with the formation of the pedestrian and vehicular accesses hereby approved and shall not include for the removal of existing wall copes other than in connection with the formation of the pedestrian access hereby approved.
3. The design of, materials used in and finish of the reconstructed wall hereby approved shall match those of the wall it replaces and include for the retention of saddleback copes.
4. The gate hereby approved shall be a painted timber vertically-lined gate.

Reason(s):

1. To avoid unjustified demolition works to this listed building.
2. For the avoidance of doubt as to the works hereby approved.
3. For the avoidance of doubt as to the works hereby approved.
4. To ensure this gate is appropriate to the character and appearance of this listed building.

10 **Application No:** 22/01024/FULL **Date Decision Issued:** 27/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse and erection of domestic outbuilding

Location: 2 Abden Avenue Kinghorn Burntisland Fife KY3 9TQ

Applicant: Mr Colin Clunie 2 Abden Avenue Kinghorn Scotland KY3 9TQ

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

Application Permitted - no conditions

11 **Application No:** 22/02190/CLP **Date Decision Issued:** 29/07/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Certificate of lawfulness (proposed) for car port extension to side of dwellinghouse.

Location: 8 Alexander Iii Street Kinghorn Burntisland Fife KY3 9SD

Applicant: Mr Roy Cunningham 8 Alexander Iii Street Kinghorn Burntisland Fife KY3 9SD

Agent:

Application Permitted - no conditions

12 **Application No:** 22/01826/FULL

Date Decision Issued: 01/08/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Two storey extension and installation of dormer to rear of dwellinghouse

Location: 38 Raith Drive Kirkcaldy Fife KY2 5NR

Applicant: Mr William Edmiston 10 Kilgour Avenue Kirkcaldy Scotland KY1 2JB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 1.8m high privacy screen shall be erected along the entirety of south-western perimeter of the hereby approved balcony. The screen shall be maintained and retained for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to ensure the privacy on neighbouring properties is protected.

13 **Application No:** 22/00739/FULL

Date Decision Issued: 04/08/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear and side of dwellinghouse including formation of a balcony

Location: 41 Pettycur Road Kinghorn Burntisland Fife KY3 9RN

Applicant: Mr John Devenney 41 Pettycur Road Kinghorn Burntisland Fife KY3 9RN

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 southern perimeter of the hereby approved balcony shall have a privacy screen along its entirety. FOR THE AVOIDANCE OF DOUBT, the screen shall measure 1.8m in height above balcony floor level and shall be formed with opaque glazing unless otherwise agreed in writing by Fife Council Planning Authority. The screen shall be erected prior to the development coming into use and shall be retained and maintained for the lifetime of this development.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed within neighbouring properties.

14 **Application No:** 22/01442/FULL

Date Decision Issued: 15/07/2022

Ward: Cowdenbeath

Proposal: First floor extension including dormer extensions and balconies to front and rear, and one and a half storey extension including integral double garage to front of dwellinghouse

Location: The Bungalow Coaledge Crossgates Cowdenbeath Fife KY4 8HB

Applicant: Mr Alex Jarrett The Bungalow Coaledge Crossgates KY4 8HB

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted - no conditions

15 **Application No:** 21/02717/PPP

Date Decision Issued: 25/07/2022

Ward: Cowdenbeath

Proposal: Planning permission in principle for the erection of two dwellinghouses and associated development (Class 9)

Location: Land To North Of Burgh Road Cowdenbeath Fife

Applicant: Mrs Angela Harris 10 Highgrove Park Highgrove Park Crossgates United Kingdom KY4 8AU

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

Application Refused

Reason(s):

1. In the interests of road safety; the development would result in an increase in traffic movements on Burgh Road to the detriment of road and pedestrian safety due to Burgh Road being sub-standard in terms of its width and having a lack of adequate footway. The existing access track between Burgh Road and the site is also substandard in terms of its width, construction and lack of footway. The proposal is therefore contrary to Policies 1 and 3 of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).

Ward: Cowdenbeath
Proposal: Erection of dwellinghouse (Class 9) and associated development (substitution for that for Plot 2 in approval of matters specified in conditions 18/02191/ARC)
Location: Whitehill Sawmill Parkend Crossgates Cowdenbeath Fife KY4 8EX
Applicant: Mr & Mrs Ken Burrell Rona Yates Plot 2 Whitehill Sawmill Crossgates Scotland KY4 8EX
Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

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

4. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, details of all boundary treatments shall have been submitted to and approved in writing by the planning authority. For the avoidance of doubt, the boundary treatment enclosing the frontage of the site onto Mill Farm Road shall form part of a stone wall or hedge enclosing the frontage of Plots 1-4 onto Mill Farm Road. The approved boundary treatment shall thereafter be implemented prior to occupation of the first dwellinghouse.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE until full details of a SuDS scheme to address surface water run off has been submitted to and approved by the planning authority. Once approved, the development shall be serviced by the scheme throughout the lifetime of the development.
6. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, visibility splays 4.5m x 120m shall have been provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the new vehicular access from the C26 public road, in accordance with the current Fife Council Making Fife's Places Appendix G and as shown in approved Drawing No. 3B in approval of matters specified in conditions 18/02191/ARC. The visibility splays shall be retained for the lifetime of the development.
7. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the curtilage of the site 3 no. parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in Drawing No. Sheet 3 Site Layout. The parking spaces shall be retained for the lifetime of the development.
8. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the access junction with the C26, private access road and turning areas serving the development shall have been constructed in full in accordance with the details approved as part of approval of matters specified in conditions 18/02191/ARC. This shall include the provision of gullies for surface water drainage and street lighting.
9. Notwithstanding the details shown in the approved drawings, the roofing materials shall match the roofing materials used for the dwellinghouse on the plot adjoining to the south-east.
10. The position shown in the approved drawings for the external door to the hobby room is not hereby approved. This door shall instead be positioned adjacent to the partition with the walk-in wardrobe shown in the approved drawings.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interests of visual amenity.
5. In the interests of flood prevention; to ensure the development has a neutral impact on surface water flooding in the surrounding area.
6. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
7. In the interests of road safety; to ensure the provision of adequate off-street parking facilities
8. In the interests of road safety; to ensure the provision of adequately designed and constructed vehicular access.
9. In the interests of visual amenity.
10. To ensure a satisfactory level of architectural composition, in the interests of visual amenity.

17 **Application No:** 22/01835/CLP

Date Decision Issued: 28/07/2022

Ward: Cowdenbeath

Proposal: Certificate of lawfulness (proposed) for installation of rooflights and vent to flatted dwelling

Location: 19 Union Street Kelty Fife KY4 0EE

Applicant: Mr Paul Arnold 19 Union Street Kelty Fife KY4 0EE

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

Application Permitted - no conditions

18 **Application No:** 22/02023/FULL **Date Decision Issued:** 04/08/2022

Ward: Cowdenbeath

Proposal: Single storey extension to side of dwellinghouse

Location: 22 Laurel Avenue Kelty Fife KY4 0LW

Applicant: Mrs Jodie Russell 22 Laurel Avenue Kelty KY4 0LW

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Permitted - no conditions

19 **Application No:** 22/01411/FULL

Date Decision Issued: 11/07/2022

Ward: Cupar

Proposal: Erection of two dwellinghouses (substitution of house type to allow erection of garage on plot 9 of planning permission 17/03241/FULL)

Location: Land Opposite White Thorn Main Street Foodieash Fife

Applicant: Mellow Homes Ltd The Stables Burnside of Cassedilly Ceres Fife KY15 5PP

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. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, three parking spaces shall have been provided within the curtilage in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
2. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).

Ward: Cupar**Proposal:** Change of use of 2 no cabins from shop (class 1) to office (class 4) and from commercial kitchen (sui generis) to short term let (sui generis), erection of 1 no short term let (in place of previously consented artist workshop) with associated works including installation of wind turbine, re-siting freestanding solar panels and installation of fencing**Location:** Briery Hall Teasses Mill Craighall Ceres Cupar Fife KY15 5PR**Applicant:** Mr Carl Galfskiy Briery Hall Teasses Mill Craighall Ceres Cupar Fife KY15 5PR**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The permission hereby granted for the wind turbine shall be for a period of fifteen years from the date of commissioning by which time, unless with the express prior approval of the Planning Authority, the wind turbine, any buildings or ancillary equipment shall be dismantled and removed from the site, and the ground fully reinstated to its pre development condition.
2. In the event that the turbine or associated equipment is no longer required or operational for a period in excess of 6 months it must be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate, and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.
3. The wind turbine including the tower and blades shall be finished in a non reflective off white/grey colour with a semi-matt finish. The exact detail of the colour shall be agreed in writing with Fife Council as Planning Authority prior to work commencing on site. Thereafter the development shall be carried out in accordance with these approved details.
4. Noise arising from the wind turbine shall not exceed an LA90(10min) of 35dB at the nearest noise sensitive premises. The foregoing condition shall apply at all wind speeds not exceeding 10m/s, as measured at a height of 10m above ground at the wind turbine site. In the event that a complaint is received by this planning authority in respect of a breach of this condition from an adjacent noise sensitive neighbour the turbine owner shall, within three months of being notified of the complaint, provide a report detailing the steps to be taken to check and ensure that the turbine is controlled to prevent such breaches of this condition occurring in the future. Following the approval of the proposed course of action the recommendations of the report shall be fully implemented within one month of approval of these details.
5. Prior to the first use of any of the proposed Cabins and Office, there shall be 1 No. off street parking space provided for each of these units. For the avoidance of any doubt, all of the 3 No. off street parking spaces shall be positioned in the Southwest corner of the development site, adjacent to the Office, the 2 bed lodge and the position of the Solar Panels adjacent to the Office. The vehicular access to these parking spaces shall be taken along the southern most track to the southwest corner of the development site. An exception to this would be to allow parking beside the cabin (formerly the Kitchen cabin) to accommodate those guests who require disabled access.
6. Prior to the first use of the one-bed cabin hereby approved, a timber screen fence shall be erected measuring 6m long x 1.8m high and located to the south-east of the cabin; the details of which shall be submitted for the prior written approval of this Planning Authority. Thereafter the agreed screen fence shall be erected and maintained as such for the duration of the cabin use unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of visual amenity; in order that the Planning Authority has the opportunity to review the circumstances pertaining to the consent, which is of a temporary nature.

2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
3. In the interests of visual amenity; to reduce the impact of the turbine and minimise reflection.
4. In the interests of residential amenity; to ensure that 3rd party residential properties are not detrimentally affected by noise arising from the operation of the approved turbine.
5. In the interest of road safety to ensure that sufficient off street parking is provided to accommodate the proposal and to ensure there is no detriment to the convenience of residents in the neighbouring property.
6. In the interests of residential amenity.

21 **Application No:** 22/00422/FULL

Date Decision Issued: 19/07/2022

Ward: Cupar

Proposal: Change of use from public footpath to private garden ground and erection of boundary fence (Retrospective)

Location: 35D Main Street Springfield Cupar Fife KY15 5SQ

Applicant: Mrs Angela Wallace 35D Main Street Springfield Cupar Fife KY15 5SQ

Agent:

Application Permitted - no conditions

22 **Application No:** 21/03681/FULL

Date Decision Issued: 29/07/2022

Ward: Cupar

Proposal: Change of use from hotel (Class 7) to 3 no flatted dwellings (Sui generis), one dwellinghouse and retail unit (Class 1) and external alterations including installation of new windows/doors, rooflights, dormer extensions, re-pointing, re-rendering and re-roofing.

Location: Burnside Hotel East Burnside Cupar Fife KY15 4BH

Applicant: Mr Robert Mason 29 Provost Wynd Cupar Fife KY15 5HE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).

23 **Application No:** 21/03682/LBC

Date Decision Issued: 29/07/2022

Ward: Cupar

Proposal: Listed building consent for external works including installation of new windows/doors, rooflights, dormer extensions, re-pointing, re-rendering and re-roofing

Location: Burnside Hotel East Burnside Cupar Fife KY15 4BH

Applicant: Mr Robert Mason 29 Provost Wynd Cupar Fife KY15 5HE

Agent:

Application Permitted - no conditions

24 **Application No:** 22/01902/CLP

Date Decision Issued: 02/08/2022

Ward: Cupar

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

Location: 22 Robertson Road Cupar Fife KY15 5YR

Applicant: Mr and Mrs Houston 22 Robertson Road Cupar Fife KY15 5YR

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

Application Permitted - no conditions

25 **Application No:** 22/02051/FULL

Date Decision Issued: 04/08/2022

Ward: Cupar

Proposal: Erection of storage building (Class 6)

Location: East Of Scotland Growers Prestonhall Industrial Estate Cupar Fife KY15 4RD

Applicant: East Of Scotland Growers Ltd Prestonhall Industrial Estate Cupar Fife
Scotland KY15 4RD

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

Application Permitted - no conditions

26 **Application No:** 22/01400/FULL **Date Decision Issued:** 14/07/2022

Ward: Dunfermline Central

Proposal: Erection of ancillary building

Location: 3 Comely Park Dunfermline Fife KY12 7HU

Applicant: Dentistry @ No.3 3 Comely Park Dunfermline Fife KY12 7HU

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

Application Permitted - no conditions

27 **Application No:** 22/01578/OBL **Date Decision Issued:** 13/07/2022

Ward: Dunfermline Central

Proposal: Modification of Planning Obligation (18/00590/FULL)

Location: Land At Former Garage Site 60 Grieve Street Dunfermline Fife

Applicant: Ms Deborah Muir 7 Halleys Court Kirkcaldy Fife KY1 1NZ

Agent: Stewart Davidson 108 St Clair Street Kirkcaldy Fife KY1 2BD

Application Permitted - no conditions

28 **Application No:** 22/01512/FULL **Date Decision Issued:** 15/07/2022

Ward: Dunfermline Central

Proposal: Single storey extension to the rear of dwellinghouse

Location: 28 Whinhill Dunfermline Fife KY11 4YZ

Applicant: Mrs Moira Colquhoun 28 Whinhill Dunfermline Fife KY11 4YZ

Agent: Ross Blair 13 Flat 2/1 13 Millbrae Crescent Glasgow United Kingdom G42 9UW

Application Permitted - no conditions

29 **Application No:** 21/03667/ADV

Date Decision Issued: 20/07/2022

Ward: Dunfermline Central

Proposal: Display of various signage

Location: 1 Nethertown Broad Street Dunfermline Fife

Applicant: Mr Cameron Hall 147 St George's Road Glasgow United Kingdom G3 6LB

Agent: Gillian Ralston 140 Space Solutions, Ground Floor West George Street
Glasgow United Kingdom G2 2HG

Application Permitted - no conditions

30 **Application No:** 22/01551/LBC

Date Decision Issued: 20/07/2022

Ward: Dunfermline Central

Proposal: Listed building consent for internal and external alterations including re-roofing

Location: 16 Buchanan Street Dunfermline Fife KY12 7PG

Applicant: Mrs E Lashbrook 16 Buchanan Street Dunfermline Fife KY12 7PG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the approved extractor fan shall be externally coloured either grey or of a similar colour to match the external walls.

Reason(s):

1. To reserve the rights of the Planning Authority, with respect the listed building and conservation area to minimise visual amenity impacts.

31 **Application No:** 22/01554/FULL **Date Decision Issued:** 20/07/2022

Ward: Dunfermline Central

Proposal: Re-roofing of dwellignhouse

Location: 16 Buchanan Street Dunfermline Fife KY12 7PG

Applicant: Mrs E Lashbrook 16 Buchanan Street Dunfermline Fife KY12 7PG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the approved extractor fan shall be externally coloured either grey or of a similar colour to match the external walls.

Reason(s):

1. To reserve the rights of the Planning Authority, with respect the listed building and conservation area to minimise visual amenity impacts.

32 **Application No:** 22/01244/ADV

Date Decision Issued: 26/07/2022

Ward: Dunfermline Central

Proposal: Display of two non-illuminated hoarding signs
Address: Land between 68 Chalmers Street and Glen Bridge

Location: Land Between 68 Chalmers Street And Glen Bridge Chalmers Street
Dunfermline Fife

Applicant: Mr Douglas Sampson 1a Aquarius Court Viking Way Rosyth Scotland KY11
2DW

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

Application Refused

Reason(s):

1. In the interests of visual amenity and road safety; the proposed signage by virtue of its size, location and appearance would have a significant detrimental impact on the visual amenity of the surrounding area and would create a distraction to passing motorists to the detriment of road safety therefore the proposal would not comply with Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Advertising Signs for Businesses.

33 **Application No:** 22/01663/CLP

Date Decision Issued: 26/07/2022

Ward: Dunfermline Central

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

Location: 20 Brodick Gardens Dunfermline Fife KY11 8ET

Applicant: Mrs D Richardson 20 Brodick Gardens Dunfermline Fife KY11 8ET

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

Application Permitted - no conditions

34 **Application No:** 22/01700/FULL **Date Decision Issued:** 26/07/2022

Ward: Dunfermline Central

Proposal: Installation of new door

Location: 8 Park Avenue Dunfermline Fife KY12 7HX

Applicant: Mr George Booth 8 Park Avenue Dunfermline Fife KY12 7HX

Agent: Alan Hardie 5 Mitchell Street DALKEITH United Kingdom EH22 1JQ

Application Permitted - no conditions

35 **Application No:** 22/01723/FULL **Date Decision Issued:** 26/07/2022

Ward: Dunfermline Central

Proposal: 2-storey extension to side of dwellinghouse

Location: 11 Old Kirk Place Dunfermline Fife KY12 7ST

Applicant: Mr and Mrs Pat McAuley 11 Old Kirk Place Dunfermline United Kingdom KY12 7ST

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

Application Permitted - no conditions

36 **Application No:** 22/00960/FULL **Date Decision Issued:** 28/07/2022

Ward: Dunfermline Central

Proposal: Extension to rear of dwellinghouse

Location: 81 Brucefield Avenue Dunfermline Fife KY11 4SZ

Applicant: Mr Barry Cunningham 81 Brucefield Avenue Dunfermline Scotland KY11 4SZ

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

37 **Application No:** 22/02514/CLP

Date Decision Issued: 02/08/2022

Ward: Dunfermline Central

Proposal: Installation of replacement window infill to the front of dwellinghouse.

Location: 14 Bramble Crescent Dunfermline Fife KY11 8PZ

Applicant: Mr F Mohyidin 14 Bramble Crescent Dunfermline Scotland KY11 8PZ

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

Application Permitted - no conditions

38 **Application No:** 21/03786/FULL

Date Decision Issued: 03/08/2022

Ward: Dunfermline Central

Proposal: Change of use and subdivision of flatted dwelling (sui generis) to flatted dwelling (sui generis) and HMO (5 persons) (sui generis)

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

Applicant: Mr John Friel Upper Flat Commercial Inn 13 Douglas Street Dunfermline Fife KY12 7EB

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

Application Permitted - no conditions

39 **Application No:** 22/00931/FULL

Date Decision Issued: 13/07/2022

Ward: Dunfermline North

Proposal: Erection of domestic outbuilding (retrospective)

Location: 8 Green Street Townhill Dunfermline Fife KY12 0HE

Applicant: Mr Ross Dawkins 8 Green Street Townhill United Kingdom KY12 0HE

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

Application Permitted - no conditions

40 **Application No:** 22/01525/FULL **Date Decision Issued:** 14/07/2022

Ward: Dunfermline North

Proposal: Erection of domestic outbuilding

Location: 3 Wyckliffe Milesmark Dunfermline Fife KY12 9BA

Applicant: Ms L Boyle 3 Wyckliffe Milesmark Dunfermline Fife KY12 9BA

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

Application Permitted - no conditions

41 **Application No:** 22/01597/FULL **Date Decision Issued:** 15/07/2022

Ward: Dunfermline North

Proposal: Single storey extension to front of dwellinghouse

Location: 10 Killochan Way Dunfermline Fife KY12 0XT

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

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

Application Permitted - no conditions

42 **Application No:** 22/02342/CLP

Date Decision Issued: 28/07/2022

Ward: Dunfermline North

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

Location: 11 Anna Munro Avenue Dunfermline Fife KY12 9GL

Applicant: Mr & Mrs Hart 11 Anna Munro Avenue Dunfermline Fife KY12 9GL

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

Application Permitted - no conditions

43 **Application No:** 22/01591/FULL **Date Decision Issued:** 15/07/2022

Ward: Dunfermline South

Proposal: Erection of domestic outbuilding

Location: 10 Deeside Place Dunfermline Fife KY11 8GL

Applicant: Mrs Lesley Paton 10 Deeside Place Dunfermline United Kingdom KY11 8GL

Agent:

Application Permitted - no conditions

44 **Application No:** 22/02339/CLP

Date Decision Issued: 28/07/2022

Ward: Dunfermline South

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

Location: Pitbauchlie Lodge Aberdour Road Dunfermline Fife KY11 4RB

Applicant: Mr & Mrs Morrison Pitbauchlie Lodge Aberdour Road Dunfermline Fife KY11 4RB

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

Application Permitted - no conditions

45 **Application No:** 22/01463/LBC

Date Decision Issued: 12/07/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal alterations to dwellinghouse

Location: 29 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Mr & Mrs Roger & Diane Budd 29 Rodger Street Cellardyke Anstruther
Scotland KY10 3HU

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

Application Permitted - no conditions

46 **Application No:** 22/01431/LBC

Date Decision Issued: 13/07/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent to repoint rear elevation of dwellinghouse using lime mortar

Location: 3 Harbourhead Cellardyke Anstruther Fife KY10 3AX

Applicant: Ms Julia Cowie 3 Harbourhead Cellardyke Anstruther Fife KY10 3AX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all stone cleaning works and removal of surface harling and pebble dash render and vegetation to the stonework shall be carried out manually without any blasting or chemicals.
2. FOR THE AVOIDANCE OF DOUBT, any new stone repair and replacement details shall be constructed in natural stone of a colour and coursing to match the existing stonework.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Cellardyke Conservation Area and to avoid any damage to the existing stonework.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Cellardyke Conservation Area.

Ward: East Neuk And Landward
Proposal: Alterations and extension to ruinous mill building to form dwellinghouse and associated works
Location: Pitmilly Mill Pitmilly Kingsbarns Fife
Applicant: Mr Richard & Miss Jennifer Lumgair 37 Warrander Park Terrace Edinburgh Edinburgh EH9 1EB
Agent: Stephen Pirie 9 Macgregor Street Brechin Angus DD9 6AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -13) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
2. 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.

3. Prior to any works starting on the development site, the proposed vehicular access shall be constructed over the roadside verge at the A917 classified public road in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
4. Prior to any works starting on the development site, the existing access to the South of the development site and East of the proposed new access, as shown on Drawing named "Site & Location Plan "shall be closed off by permanent means to all vehicular traffic.
5. Prior to any works starting on the development site, visibility splays of 3m x 140m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all of the trees, bushes and shrubs that lie within the visibility splay shall require to be removed.
6. Prior to any works starting on site, an access track shall be constructed to the development site from the A917 classified public road entrance which shall have a minimum width of 3.5m and will have passing places provided that are all intervisible and shall be up to a maximum of 150m apart along its full length.
7. Prior to the first use of the private access track, screening shall be formed between the access track and the A917 public road, which will be positioned outwith the visibility splay line, to prevent headlight glare from oncoming traffic. Details of this screening shall be submitted for the prior written approval of Fife Council as Planning Authority.
8. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided within the curtilage of the site, in accordance with the current Fife Council Transportation Development Guidelines
9. Houses in Multiple Occupation: The dwellinghouses proposed on the site shall be used solely as a residence

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

Reason(s):

1. In the interests of protecting and safeguarding the natural environment.
2. To ensure all contamination within the site is dealt with.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure that there is no intensification of use of a substandard access and that only one access to the development site is in use.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
6. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the narrow private access driveway.
7. In the interest of road safety; to ensure that drivers are not distracted by headlight glare from oncoming traffic.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

48 **Application No:** 21/03903/LBC

Date Decision Issued: 21/07/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 10 Rumford Crail Anstruther Fife KY10 3SS

Applicant: Ms Sian Millard 10 Rumford Crail Anstruther Fife KY10 3SS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber framed sliding sash and case windows, traditionally constructed and thereafter permanently maintained as such with no trickle vents visible externally.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of the Category B Listed Building and Crail Conservation Area are maintained.

49 **Application No:** 22/01416/FULL **Date Decision Issued:** 21/07/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 10 Rumford Crail Anstruther Fife KY10 3SS

Applicant: Ms Sian Millard 10 Rumford Crail Anstruther Fife KY10 3SS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber framed sliding sash and case windows, traditionally constructed and thereafter permanently maintained as such with no trickle vents visible externally.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of the Category B Listed Building and Crail Conservation Area are maintained.

50 **Application No:** 22/01372/FULL

Date Decision Issued: 22/07/2022

Ward: East Neuk And Landward

Proposal: Erection of a single storey rear extension, rooflights and flue to rear of dwellinghouse and infill of a covered canopy area to the front entrance door to form a porch extension to dwellinghouse

Location: 82 Acorn Court Cellardyke Anstruther Fife KY10 3FB

Applicant: Mr John Larkin c/o 4 Rannoch Avenue Hamilton Scotland ML3 8UD

Agent: Ronald Gellan 4 Rannoch Avenue Hamilton Scotland ML3 8UD

Application Permitted - no conditions

51 **Application No:** 22/01510/FULL

Date Decision Issued: 26/07/2022

Ward: East Neuk And Landward

Proposal: Change of use of part of car park to siting of a hot food takeaway trailer (Sui Generis) (Retrospective)
Site Adjacent to 8 Backgate, Pittenweem

Location: Site Adjacent To 8 Backgate Pittenweem Fife

Applicant: Sian Linton And Nicola Boyter 57 Venus Place Cellardyke United Kingdom
Ky103FL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hours of operation of the development hereby approved shall be restricted to between 12pm and 7pm Wednesday to Sunday. No operations or activity shall take place at any time outwith the agreed operating hours unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

52 **Application No:** 22/01274/FULL **Date Decision Issued:** 26/07/2022

Ward: East Neuk And Landward

Proposal: Two storey extension to side of dwellinghouse

Location: 3 Braehead Cellardyke Anstruther Fife KY10 3AH

Applicant: Miss Fiona Wansborough 3 Braehead Cellardyke Anstruther Fife KY10 3AH

Agent: Richard Keating 27 Learmonth Place St Andrews Scotland KY16 8XF

Application Permitted - no conditions

53 **Application No:** 22/01289/FULL

Date Decision Issued: 26/07/2022

Ward: East Neuk And Landward

Proposal: Alterations and two storey rear extension to dwellinghouse

Location: 16 Newark Street St Monans Anstruther Fife KY10 2BE

Applicant: Mr Richard Scott 16 Newark Street St Monans Anstruther Fife KY10 2BE

Agent: ALEX ALLAN 3 INVERIE STREET ST.MONANS ANSTRUTHER FIFE KY10 2AQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed extension, there shall be 2 No. off street parking spaces provided as shown on Drawing No. 2022/1/0 dated Feb 2022 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. For the avoidance of any doubt, the existing fence will require to be removed so as to accommodate the off street parking requirement. This should be completed prior to the occupation of the proposed extension.

Reason(s):

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

54 **Application No:** 22/02085/CLE **Date Decision Issued:** 26/07/2022

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness for use as short term let

Location: 59A High Street Pittenweem Anstruther Fife KY10 2PL

Applicant: Mr C. & Mrs C. Marshall 4 Linden Park Terrace Milnathort Kinross Scotland
KY13 9XY

Agent: Scott Strachan The Hurst Old Perth Road Milnathort Kinross Scotland KY13
9YA

Application Permitted - no conditions

55 **Application No:** 22/01516/FULL **Date Decision Issued:** 27/07/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 4 Still Park Pittenweem Anstruther Fife KY10 2NT

Applicant: Mrs Susan Percival 19 Paddock Avenue Barleythorpe UK LE15 7GU

Agent: Scott Dalrymple 49 Coldstream Avenue Leven UK KY8 5TW

Application Permitted - no conditions

56 **Application No:** 22/01319/LBC

Date Decision Issued: 28/07/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations to existing outhouse/garden room and replacement external stair to dwellinghouse

Location: 3 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

Applicant: Mr And Mrs Christopher Rogers 3 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

Agent: Christopher Stone Barton Hill Barn Welford Road Barton B50 4NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and sliding doors to the garden room hereby approved shall be finished externally in white aluminium timber clad upon installation and thereafter permanently maintained as such.

Reason(s):

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

57 **Application No:** 22/01553/FULL

Date Decision Issued: 28/07/2022

Ward: East Neuk And Landward

Proposal: Alterations to existing outhouse/garden room and replacement external stair

Location: 3 Calmans Wynd Pittenweem Anstruther Fife KY10 2NS

Applicant: Mr Christopher Rogers 3 Calmans Wynd Pittenweem Anstruther uk KY10 2NS

Agent: Christopher Stone Barton Hill Barn Welford Road Barton United Kingdom B50 4NP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and sliding doors to the garden room hereby approved shall be finished externally in white aluminium timber clad upon installation and thereafter permanently maintained as such.

Reason(s):

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

58 **Application No:** 22/01617/PN

Date Decision Issued: 28/07/2022

Ward: East Neuk And Landward

Proposal: Prior Notification for peatland restoration

Location: Bankhead Moss West Of Lawhead Peat Inn Fife

Applicant: Mrs Tracy Lamber Harbourside House 110 Commercial Street Edinburgh EH6
6NF

Agent:

Application Permitted - no conditions

59 **Application No:** 22/01414/FULL

Date Decision Issued: 03/08/2022

Ward: East Neuk And Landward

Proposal: Change of use from agricultural land for the erection of holiday cabin and associated works including installation of solar panels (Retrospective)

Location: Land South East Of The Stables Visitor Centre Cambo Kingsbarns Fife

Applicant: Ms Fiona Aswegen 11 Dudhope Terrace Dundee DD3 6TS

Agent: Andrew Bayne Hill of Morphie Hill of Morphie St Cyrus Aberdeenshire DD10 0AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF ANY DOUBT, the holiday accommodation hereby approved shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request from this Planning Authority.

Reason(s):

1. In order to define the terms of the consent.

60 **Application No:** 22/01487/FULL **Date Decision Issued:** 11/07/2022

Ward: Glenrothes Central And Thornton

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

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

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

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

Application Permitted - no conditions

61 **Application No:** 22/02109/DPN **Date Decision Issued:** 14/07/2022

Ward: Glenrothes Central And Thornton

Proposal: Prior Notification for the Demolition of buildings

Location: United Reformed Church 73 Main Street Coaltown Of Balgonie Glenrothes Fife
KY7 6HX

Applicant: Mr & Mrs Eric & Linda Gourlay 89 Station Road Thornton UK KY1 4AY

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

Application Permitted - no conditions

62 **Application No:** 22/01602/FULL **Date Decision Issued:** 25/07/2022

Ward: Glenrothes Central And Thornton
Proposal: Extension to domestic outbuilding to rear of dwellinghouse
Location: 46 Cameron Park Thornton Kirkcaldy Fife KY1 4BA
Applicant: Mr Paul Carruthers 46 Cameron Park Thornton KY1 4BA
Agent: Joshua Gray 95 Main Street Thornton KY1 4AQ

Application Refused

Reason(s):

1. In the interests of visual amenity; the proposal is contrary to Policies 1 and 10 of the Adopted FIFEplan 2017, in that the proposed extended domestic outbuilding in terms of its size, scale, massing and siting, would have an overbearing impact on neighbouring residential properties to the detriment of the character of the surrounding area.

63 **Application No:** 22/01474/FULL

Date Decision Issued: 26/07/2022

Ward: Glenrothes Central And Thornton

Proposal: Erection of ancillary garden building

Location: Glenleven Tykesburn Coaltown Of Balgonie Glenrothes Fife KY7 6JA

Applicant: Mr Neal Brooksbank Glenleven Tykesburn Coaltown Of Balgonie Glenrothes Fife KY7 6JA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

64 **Application No:** 22/01526/LBC

Date Decision Issued: 26/07/2022

Ward: Glenrothes Central And Thornton

Proposal: Listed Building Consent for installation of replacement door

Location: 88 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX

Applicant: Mr Hugh Mackenzie Easthouse 88 Main Street Coaltown of Balgonie
Glenrothes Scotland KY76HX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, this Listed Building consent only applies to the replacement entrance door on the southern elevation of the property, as shown on Fife Council approved plan 02 - Proposed Block Plan, Floor Plans and Elevations (Agents Plan Drawing Number PL-100(A)) OR AS DETAILED in Fife Council Drawing 06 - Proposed South Elevation (Agents Plan Drawing Number PL-100(B)).

Other works shown on this plan including the repainting of entrance door to the right, the repainting of the double door, and the replacement windows, are hereby NOT approved under this consent.

Reason(s):

1. In order to define the terms of this consent.

65 **Application No:** 22/01850/FULL **Date Decision Issued:** 20/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side of dwellinghouse

Location: 46 Balgeddie Gardens Glenrothes Fife KY6 3QR

Applicant: Mr Kevin Houston 46 Balgeddie Gardens Glenrothes United Kingdom KY6 3QR

Agent: Michael Spence 20 Greenwell Park Glenrothes Fife KY6 3QH

Application Permitted - no conditions

66 **Application No:** 22/01057/FULL **Date Decision Issued:** 22/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 63 Prinlaws Road Leslie Glenrothes Fife KY6 3BL

Applicant: Mr & Mrs Howe 63 Prinlaws Road Glenrothes KY6 3BL

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted - no conditions

67 **Application No:** 22/01121/FULL **Date Decision Issued:** 22/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: First floor extension to front and rear of dwellinghouse

Location: Mayfield Cottage East End Main Street Star Glenrothes Fife KY7 6LQ

Applicant: Forrest Mayfield Cottage East End Main Street Star KY7 6LQ

Agent: Niall Owen 35 Birch Grove Dunfermline KY11 8BE

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch
Proposal: Planning permission in principle for erection of dwellinghouse and associated development (Class 9)
Location: Fluthers 2 Glenwood Road Leslie Fife KY6 3AS
Applicant: Mr Dale Paterson Fluthers Glenwood Road Leslie Scotland KY6 3AS
Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a further application(s) for the matters specified below ("approval of matters specified in conditions") shall have been submitted to and approved by the planning authority, together with such particulars and such plans and drawings as necessary to deal with those matters:-
 - a) the siting and layout of the development;
 - b) the design and external appearance of and finishing materials for the development;
 - c) hard surfacing and kerbing;
 - d) means of access to and through the site;
 - e) details of landscaping as described in Regulation 12(3) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
 - f) an Arboricultural Impact Assessment to BS 5837;
 - g) details of building sustainability in the form of updated Fife Council Low Carbon Checklist;
 - h) to protect the development from noise from Glenwood Road and the Sapphire Paper Mill; details of the existing and predicted noise climate in the form of an acoustic report carried out by a suitably competent person and which takes into account the detailed design of the proposal. The report shall determine the existing noise climate; predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development; and detail the proposed attenuation/design to protect the amenity of the occupants of the new dwellinghouses (including ventilation if required), aiming to achieve the following maximum levels:
 1. 35dB16hr LAeq between 0700 and 2300 hours in any noise sensitive rooms in the development.
 2. 30dB8hr LAeq between 2300 and 0700 hours inside any bedroom in the development.
 3. 45LAMax dB between 2300 and 0700hrs inside any bedroom in the development.
 4. 50dB16hr LAeq between 0700 and 2300 hours in any external amenity space;
 - i) details of the treatment and disposal of foul and surface water from the development, including such information as required in terms of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements v 2.1;
 - j) a design statement in terms of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 consistent with Planning Advice Note 68: Design Statements and Fife Council guidance in relation to Design and Access Statements (October 2016); also addressing Fife Council's Making Fife's Places Supplementary Guidance (2018).
2. The submitted details are not hereby approved, being indicative only.
3. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, a minimum of 2 nos. off-street parking spaces per 2 or 3 bedroom house and 3 nos. off-street parking spaces for a 4 and above bedroom house shall have been 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 THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within the curtilage of the site turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason(s):

1. To comply with Section 59 of The Town and Country Planning (Scotland) Act 1997 (as amended) and Regulations 10 and 12 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
2. For the avoidance of doubt as to the extent of the development hereby approved; this is an application for planning permission in principle, the submitted details having been submitted as indicative only.
3. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
4. 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.

69 **Application No:** 22/00953/LBC

Date Decision Issued: 26/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent for installation of replacement roof covering and rainwater goods to front and rear of dwellinghouses

Location: 50 High Street Leslie Glenrothes Fife KY6 3DA

Applicant: Fife Council Housing Rothsay House Rothsay Place Glenrothes KY7 5PQ

Agent: Robert Barker Bankhead Central 1st Floor - Central 2 Bankhead Park
Glenrothes KY7 6GH

Application Permitted - no conditions

70 **Application No:** 22/01472/FULL

Date Decision Issued: 26/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of raised summerhouse and covered platform to rear of dwellinghouse (Retrospective)

Location: 10 Hill Place Markinch Glenrothes Fife KY7 6EW

Applicant: Mr Gavin Kaye 10 Hill Place Markinch KY7 6EW

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

Application Permitted - no conditions

71 **Application No:** 22/01969/CLP **Date Decision Issued:** 28/07/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of Lawfulness (Proposed) for single storey infill extension and formation of patio doors

Location: Kennelmaids Cottage Stob Cross Road Markinch Glenrothes Fife KY7 6JU

Applicant: Mr Scott McKechnie Kennel Maids Cottage Stob Cross Road Markinch Fife Scotland KY7 6JU

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

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch
Proposal: Erection of meeting hall (Class 10) and associated parking
Location: Land To South West Of Cadham Terrace Glenrothes Fife
Applicant: Muitron Developments Ltd Dothan Farm House Cluny Road Kirkcaldy Scotland KY2 6QP
Agent: Fouin Bell 1 Johns Place Leith Edinburgh United Kingdom EH6 7EL

Application Permitted with Conditions**Approve** subject to the following condition(s):-

1. Notwithstanding the details shown in the submitted drawings and other particulars, a written specification for and samples of all external finishing materials and hard surfaces shall have been submitted to and approved, in writing, by this planning authority IN ADVANCE OF THEIR USE IN THE DEVELOPMENT HEREBY APPROVED.
2. During site preparation and construction works, the recommendations made relating to tree protection measures and construction methods in order to safeguard existing trees (contained within approved document 05 - Tree Survey (Fife Landscaping April 2022) shall be adhered to in full.
3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this planning authority. The scheme shall include for compensatory planting tree planting consequent upon the removal of trees on site. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
4. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
5. BEFORE THE DEVELOPMENT HEREBY APPROVED IS FIRST BROUGHT INTO USE, all works carried out on or adjacent to the public roads and footways shall have been constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
6. NO DEVELOPMENT SHALL COMMENCE UNTIL: a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and; b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved layout plan to illustrate the exact location of the on-site mine entry (CA shaft ref: 327702-054 in the submitted Coal Mining Risk Assessment) (if found present within the site) and/or the calculated zone of influence (no build exclusion zone) based on the worst-case scenario that the mine entry is just outside the site boundary. This should illustrate where any mitigation measures are likely to be required.

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

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 to this planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason(s):

1. In the interests of visual amenity and, in particular, to avoid harm to the character and special appearance of the Cadham Conservation Area.
2. In the interest of tree protection.

3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
5. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of ensuring that the site is made safe and stable for the development hereby approved.

73 **Application No:** 22/01744/CLP

Date Decision Issued: 13/07/2022

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of Lawfulness (proposed) for the installation of 2 flues on an industrial building

Location: Rexroth Bosch Group Unit V6 Viewfield Industrial Estate Viewfield Glenrothes Fife KY6 2RD

Applicant: Bosch Rexroth Ltd Unit V6 Viewfield Industrial Estate Glenrothes Scotland KY6 2RD

Agent: Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted - no conditions

74 **Application No:** 22/01900/CLP

Date Decision Issued: 03/08/2022

Ward: Glenrothes West And Kinglassie

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

Location: 2 Morar Court Glenrothes Fife KY6 2BT

Applicant: Mr And Mrs Carlton 2 Morar Court Glenrothes Scotland KY6 2BT

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

Application Permitted - no conditions

75 **Application No:** 22/01611/FULL **Date Decision Issued:** 11/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations and extension to dwellinghouse including conservatory extension and erection of garage (renewal of planning application reference 19/01030/FULL)

Location: Aytounhill House Ayton Lindores Cupar Fife KY14 6JH

Applicant: Mr John Bentley Aytounhill House Newburgh KY14 6JH

Agent: Mary Murray Farmhouse Wester Balbeggie Farm Kirkcaldy KY1 3NS

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Change of use from police station (Sui Generis) to dwellinghouse (Class 9) and two-storey extension to rear of property
Location: 16 - 18 Low Road Auchtermuchty Cupar Fife KY14 7AU
Applicant: Mr Marcus Fenton Islabank Auchterarder Scotland PH3 1DR
Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the off-street parking area, the proposed access through the boundary wall shall be positioned in the middle of the wall. For the avoidance of any doubt, the maximum vehicles permitted to be parked within the curtilage of the site at any one time shall be one vehicle.
2. Prior to the first use of the off street parking area, 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).
3. Prior to the first use of the off street parking area, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
4. Prior to the first use of the off-street parking area, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.
5. The residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. The use of the site for any other purpose, including another purpose in Class 9 of the Schedule to the Town and Country Planning (Use Classes) Order 1997 will require to be the subject of a further planning application to and approved by this Planning Authority. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interest of road safety; to ensure that a turning manoeuvre can take place within curtilage to ensure that a vehicle can enter and exit the access driveway in a forward gear and to prevent any reversing manoeuvres into and out of the access driveway.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
5. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of workshop (Class 5) and formation of hardstanding to create a new vehicular access road
Location: Ladybank Commercial Refurb Workshop Broomfield Cupar Fife KY15 7RD
Applicant: Mr Michael Riddell Broomfield Ladybank Scotland KY15 7RD
Agent: John Robb Clan House Muthill Road Crieff Scotland PH7 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE, HEREBY APPROVED, WORKSHOP BUILDING IS BROUGHT INTO USE; off-street parking for vehicles shall be provided within the curtilage of the site in accordance with appendix G (Fife Council Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018) and as per the layout shown on the approved site plan (Fife Council Plan Reference - 01).
2. BEFORE THE, HEREBY APPROVED, WORKSHOP BUILDING IS BROUGHT INTO USE; 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 Supplementary Guidance (2018).
3. 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.

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

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

Reason(s):

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

construction.

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

78 **Application No:** 22/01581/LBC

Date Decision Issued: 13/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for external alterations including installation of metal brackets to waterspouts (Part Retrospective)

Location: Falkland Palace East Port Falkland Cupar Fife KY15 7BY

Applicant: Dr William Napier Falkland Palace East Port Falkland Cupar Fife KY15 7BY

Agent: Robert Adams Adams Napier Partnership Ltd 1 Rowan Court Cavalry Park
Peebles Scotland EH45 9BU

Application Permitted - no conditions

79 **Application No:** 22/01615/FULL **Date Decision Issued:** 13/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse and relocation of air source heat pump

Location: Taybank Cupar Road Newburgh Cupar Fife KY14 6HA

Applicant: Mr & Mrs Roger & Jean Grace Taybank Cupar Road Newburgh Cupar Fife KY14 6HA

Agent: Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

Application Permitted - no conditions

80 **Application No:** 22/01616/LBC

Date Decision Issued: 13/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations including single storey extension to rear of dwellinghouse and relocation of air source heat pump

Location: Taybank Cupar Road Newburgh Cupar Fife KY14 6HA

Applicant: Mr & Mrs Rodger & Jean Grace Taybank Cupar Road Newburgh Cupar Fife KY14 6HA

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

Application Permitted - no conditions

81 **Application No:** 22/01848/FULL **Date Decision Issued:** 20/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: Glenfield The Feus Freuchie Cupar Fife KY15 7HR

Applicant: Miss Shirley Hamill 6 Elsie Inglis Way Flat 3 Edinburgh UK EH7 5FR

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of dwellinghouse
at Land at Lochmalony between the Smithy and North Lodge, Rathillet

Location: Land Between The Smithy And North Lodge Lochmalony Rathillet Fife

Applicant: Mrs Camilla McGregor-Paas Wellburn Lochmalony By Cupar Fife KY15 4QF

Agent: Catherine Newton Durn Isla Road Perth Perthshire PH2 7HF

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need for a dwellinghouse in this location is not considered justified as the application site lies outwith any defined settlement boundary or defined dwelling cluster in terms of the adopted FIFEplan Fife Local Development Plan (2017) and the proposal does not meet any of the criteria set out in Policy 8 therein; the development therefore contrary to Policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of the Adopted FIFEplan - Fife Local Development Plan (2017).
2. In the interests of road safety, visibility splays of at least 3m x 210m are required in directions, left and right at the access from the site onto the adjacent C29 classified public road. The visibility achievable is restricted to 90m to the north and 130m to the south as it is unacceptably obstructed for vehicles leaving the proposed site by permanent features which are outwith the control of the applicant. This would be detrimental to the safety and convenience of all road users. The proposal would also result in the formation of a new access road/junction onto an unrestricted road out with an established built-up area and thus is located out with a designated 30 or 40mph speed limit. As a result of the above, the proposed new vehicular access would introduce or increase traffic turning manoeuvres which conflict with through traffic movements and so increase the probability of accidents occurring, all to the detriment of road safety. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

83 **Application No:** 22/02043/CLP

Date Decision Issued: 28/07/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (Proposed) for single storey extension to rear of dwellinghouse and alterations to form new double door to rear.

Location: 39 Walter Lumsden Court Freuchie Cupar Fife KY15 7DZ

Applicant: Miss K Hirst 39 Walter Lumsden Court Freuchie Cupar Fife KY15 7DZ

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

Application Permitted - no conditions

84 **Application No:** 22/01312/FULL **Date Decision Issued:** 13/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of ATM

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

Applicant: The Co-op Group 1 Angel Square Manchester England M60 0AG

Agent: Simon McGrechan Thistle House 146 West Regent Street Glasgow United Kingdom G2 2RQ

Application Permitted - no conditions

85 **Application No:** 22/01703/FULL **Date Decision Issued:** 14/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 16 Lt Sales Avenue Dalgety Bay Dunfermline Fife KY11 9GB

Applicant: Mrs Ailsa Williams 16 Lt Sales Avenue Dalgety Bay Scotland KY11 9GB

Agent: William Crowe 24 Bellhouse Road Aberdour Fife Scotland KY3 0TL

Application Permitted - no conditions

86 **Application No:** 21/03132/FULL **Date Decision Issued:** 15/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations, formation of raised decking and two storey extension to rear of dwellinghouse

Location: 7 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Applicant: Mr & Mrs R Oliver 7 Lumsdaine Drive Dalgety Bay Scotland KY11 9YU

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

Application Permitted - no conditions

87 **Application No:** 22/01534/FULL

Date Decision Issued: 22/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Raise roof ridge height to form pitched roof including roof terrace and installation of dormer extension to side of dwellinghouse

Location: 16 Cameron Grove Inverkeithing Fife KY11 1AP

Applicant: Mr James Montgomery 16 Cameron Grove Inverkeithing Fife KY11 1AP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED three 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 for the lifetime of the development.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a privacy screen shall be erected along the entirety of northern perimeter of the hereby approved roof terrace. The screen shall measure 1.8m in height above roof terrace level and shall be maintained for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to protect the privacy enjoyed within neighbouring properties.
2. To ensure adequate provision of off-street car parking.

88 **Application No:** 22/01830/CLP

Date Decision Issued: 26/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for single storey extension with associated raised platform to side and rear of dwellinghouse

Location: 2 Morven Place Dalgety Bay Dunfermline Fife KY11 9XB

Applicant: Mr & Mrs G Jackson 2 Morven Place Dalgety Bay Dunfermline Fife KY11 9XB

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

Application Permitted - no conditions

89 **Application No:** 22/02396/CLP

Date Decision Issued: 28/07/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificater of lawfulness (Proposed) for single storey extension to rear of dwellinghouse and an associated raised platform.

Location: 26 Ross Avenue Dalgety Bay Dunfermline Fife KY11 9YN

Applicant: Miss Sam Hoblyn 26 Ross Avenue Dalgety Bay Dunfermline Fife KY11 9YN

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

Application Permitted - no conditions

90 **Application No:** 22/02330/CLP

Date Decision Issued: 29/07/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: Hillview School Lane Hillend Dunfermline Fife KY11 9JB

Applicant: Mr & Mrs Baillie Hillview School Lane Hillend Dunfermline Fife KY11 9JB

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

Application Permitted - no conditions

91 **Application No:** 22/00883/FULL **Date Decision Issued:** 01/08/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Dormer extension

Location: 51 Burleigh Crescent Inverkeithing Fife KY11 1DQ

Applicant: Mr & Mrs . Paterson 51 Burleigh Crescent Inverkeithing United Kingdom KY11 1DQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

92 **Application No:** 22/01573/CLP

Date Decision Issued: 01/08/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for infill of recess to front of dwellinghouse

Location: 55 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NX

Applicant: Mr and Mrs Bryan Reid 55 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NX

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

Application Permitted - no conditions

93 **Application No:** 22/01584/FULL

Date Decision Issued: 01/08/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 35 Hillfield Crescent Inverkeithing Fife KY11 1AH

Applicant: Ms Barbara Hume 35 Hillfield Crescent Inverkeithing Fife KY11 1AH

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

Application Permitted - no conditions

94 **Application No:** 22/01673/FULL **Date Decision Issued:** 01/08/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of prescription dispenser

Location: 12 Bay Centre Regents Way Dalgety Bay Dunfermline Fife KY11 9YD

Applicant: L.Rowland & Co Retail Ltd 1 Shevingtons Lane Liverpool England L33 1XA

Agent: Frederick Hobbs Studio 01 12 Jordan Street Liverpool UK L1 0BP

Application Permitted - no conditions

95 **Application No:** 22/01181/FULL

Date Decision Issued: 14/07/2022

Ward: Kirkcaldy Central

Proposal: Change of use from office (Class 2) to dwellinghouse (Class 9)

Location: 3 South Fergus Place Kirkcaldy Fife KY1 1YA

Applicant: Mr Alan Nisbet 29 Craiglockhart Grove Edinburgh Midlothian EH14 1ET

Agent: Lewis Wood 29 Ormidale Terrace Edinburgh Midlothian EH12 6EA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; there shall be provided within the curtilage of the site three parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

96 **Application No:** 22/01652/FULL

Date Decision Issued: 26/07/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows and door

Location: 10 Swan Road Kirkcaldy Fife KY1 1UZ

Applicant: Mrs C Docherty 10 Swan Road Kirkcaldy UK KY1 1UZ

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 by virtue of their design, uPVC frames and 24mm thick glazing would not preserve or enhance the character of this traditional building and the surrounding Abbotshall and Central Kirkcaldy Conservation Area, contrary to Policies 1, 10 and 14 of the Approved FIFEplan (2017), Abbotshall and Central Kirkcaldy Conservation Area Appraisal and Management Plan (2005) and Fife Council Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018).

97 **Application No:** 22/01287/LBC

Date Decision Issued: 27/07/2022

Ward: Kirkcaldy Central

Proposal: Listed Building Consent for installation of PV solar roof panels

Location: 52 Bennoch Road Kirkcaldy Fife KY2 5RB

Applicant: Mr & Mrs Colin Smart Sauchendene 52 Bennoch Road Kirkcaldy UK KY2 5RB

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

Application Permitted - no conditions

98 **Application No:** 22/01037/FULL

Date Decision Issued: 01/08/2022

Ward: Kirkcaldy Central

Proposal: Alterations to roof including installation of roof lantern and installation of French doors

Location: 27 Townsend Place Kirkcaldy Fife KY1 1HB

Applicant: Mr Murray Thomson 27 Townsend Place Kirkcaldy Fife KY1 1HB

Agent:

Application Permitted - no conditions

99 **Application No:** 21/02753/FULL

Date Decision Issued: 11/07/2022

Ward: Kirkcaldy East

Proposal: Change of use from first floor restaurant (Class 3) and rear annex to form two flatted dwellings (Sui Generis) and external alterations including the installation of replacement windows and rooflights

Location: 325 - 329 High Street Kirkcaldy Fife KY1 1JL

Applicant: Mr Frank Foster 327 High Street Kirkcaldy Fife KY1 1JL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE FIRST OCCUPATION OF ANY OF THE FLATTED DWELLINGS HEREBY APPROVED, the noise mitigation measures as specified within the approved noise impact assessment report (Fife Council Reference 12A) shall be carried out in full and thereafter retained and maintained for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, this shall include the recommended upgrade of the upper floor.
2. 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 the interests of safeguarding residential amenity and to ensure that the operation of neighbouring business would not be detrimentally impacted upon.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

100 **Application No:** 22/01749/FULL

Date Decision Issued: 15/07/2022

Ward: Kirkcaldy East

Proposal: Single storey extension and extension of existing raised platform

Location: 92 Loughborough Road Kirkcaldy Fife KY1 3DD

Applicant: Mr Keith Davidson 92 Loughborough Road Kirkcaldy Scotland KY1 3DD

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

Application Permitted - no conditions

101 **Application No:** 22/02038/ADV

Date Decision Issued: 01/08/2022

Ward: Kirkcaldy East

Proposal: Display of two internally illuminated fascia signs and 1 internally illuminated totem sign

Location: Arnold Clark Peugeot Mitchelston Industrial Estate Caxton Place Kirkcaldy Fife KY1 3LT

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

Agent:

Application Permitted - no conditions

102 **Application No:** 22/00784/FULL

Date Decision Issued: 22/07/2022

Ward: Kirkcaldy North

Proposal: Dormer to extensions to front and rear of dwellinghouse

Location: 11 Camperdown Place Kirkcaldy Fife KY2 6XW

Applicant: Mrs Sharlene Wishart 11 Camperdown Place Kirkcaldy Fife KY2 6XW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all windows installed within the hereby approved rear dormer extension shall be obscurely glazed for the lifetime of the development unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to ensure the privacy enjoyed within neighbouring amenity spaces is protected.

Ward: Leven, Kennoway And Largo
Proposal: Proposed landscaping works to create a vehicular access and off-street parking for dwellinghouse
Location: 1 Pilmuir Road Lundin Links Leven Fife KY8 6BD
Applicant: Mr R Barron 1 Pilmuir Road Lundin Links Leven Scotland KY8 6BD
Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed access driveway, visibility splays of 2m x 43m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05m above the adjoining carriageway level, insofar as lies within the applicant's control, all in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
2. Prior to the first use of the proposed access driveway, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the first use of the proposed access driveway, 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 access driveway, 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 as is shown on the submitted Drawing entitled Project No: 18/0239 dated May 2022.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.

104 **Application No:** 22/01729/CLP

Date Decision Issued: 20/07/2022

Ward: Leven, Kennoway And Largo

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

Location: 5 Wellshot Place Kennoway Leven Fife KY8 5EH

Applicant: Mr Mike Galloway 5 Wellshot Place Kennoway Fife KY8 5EH

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

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Two storey extension to rear of dwellinghouse

Location: 27 Victoria Road Lundin Links Leven Fife KY8 6AX

Applicant: Mr Scott Dickson 27 Victoria Road Lundin Links Leven Fife KY8 6AX

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed extension, there shall be 3 No. off street parking spaces provided within the curtilage of the dwellinghouse in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure the provision of adequate off-street parking facilities for a property of this size.

106 **Application No:** 22/01552/FULL

Date Decision Issued: 27/07/2022

Ward: Leven, Kennoway And Largo

Proposal: Erection of triple garage with integral store to dwellinghouse

Location: 44 Main Street Upper Largo Leven Fife KY8 6EW

Applicant: Mr G Donaldson 44 Main Street Upper Largo Leven Fife KY8 6EW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The garage hereby approved shall only be used for purposed which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

1. The location of the garage renders it unsuitable for commercial use.

107 **Application No:** 22/01215/FULL

Date Decision Issued: 03/08/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from ancillary accommodation to dwellinghouse

Location: Path Cottage North Feus Upper Largo Leven Fife KY8 6ER

Applicant: Mr David Webster 11 Main Street Upper Largo Leven Fife KY8 6EL

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of domestic garage
Location: 27 Pentland View Kennoway Leven Fife KY8 5TY
Applicant: Mrs S Robertson 27 Pentland View Kennoway Leven Fife KY8 5TY
Agent: Scott Rafferty 24 Fernhill Drive Windygates Leven Fife KY8 5ED

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.

Reason(s):

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

109 **Application No:** 21/02837/FULL

Date Decision Issued: 18/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Two storey extension to side of dwellinghouse

Location: 59 Kirkland Avenue Ballingry Lochgelly Fife KY5 8JS

Applicant: Mrs Lyndsey Aitkinson 59 Kirkland Avenue Ballingry KY5 8JS

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

Application Withdrawn

110 **Application No:** 22/00066/FULL

Date Decision Issued: 20/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use of part of flatted dwelling (Sui Generis) and alterations to form enlarged shop (Class 1)

Location: 29 Auchterderran Road Lochgelly Fife KY5 9DQ

Applicant: Mr Komal Kooner 29 Auchterderran Road Lochgelly UK KY5 9DQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The exterior areas shown blocked up in the approved drawings shall be recessed within their openings.

Reason(s):

1. In the interests of visual amenity.

111 **Application No:** 22/02283/CLP

Date Decision Issued: 28/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to dwellinghouse

Location: 24 Westwood Crescent Ballingry Lochgelly Fife KY5 8JN

Applicant: Mr K Keicher 24 Westwood Crescent Ballingry KY5 8JN

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

Application Permitted - no conditions

112Application No: 22/01984/FULL

Date Decision Issued: 29/07/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Single storey extension to front of dwellinghouse

Location: 58 Park Street Crosshill Lochgelly Fife KY5 8BH

Applicant: Mr John Hughes 58 Park Street Crosshill Lochgelly Fife KY5 8BH

Agent: Grant Young 35 Curling Knowe Crossgates By Dunfermline Scotland KY4 8AX

Application Permitted - no conditions

113 **Application No:** 22/01173/FULL

Date Decision Issued: 13/07/2022

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 50 Forker Avenue Rosyth Dunfermline Fife KY11 2UF

Applicant: Mr John Balingall 50 Forker Avenue Rosyth KY11 2UF

Agent: Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

Application Permitted - no conditions

114 **Application No:** 22/01831/FULL

Date Decision Issued: 13/07/2022

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Pinkerton Place Rosyth Dunfermline Fife KY11 2JN

Applicant: Mr G Christison 6 Pinkerton Place Rosyth United Kingdom KY11 2JN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear-glazed windows shall be installed on the southern facing side elevation of the approved works, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity, to protect the privacy of the neighbouring residential properties to south side of the site, and of the property subject to this application.

115 **Application No:** 22/00922/FULL

Date Decision Issued: 19/07/2022

Ward: Rosyth

Proposal: First floor extension to side of dwellinghouse

Location: 41 Peasehill Brae Rosyth Dunfermline Fife KY11 2AP

Applicant: Mr Mark Hay 41 Peasehill Brae Rosyth Dunfermline Fife KY11 2AP

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

Application Permitted - no conditions

Ward: Rosyth
Proposal: Erection of domestic garage/home office and dwellinghouse (Class 9) and associated development
Location: 2 Forbes Road Rosyth Dunfermline Fife KY11 2AN
Applicant: Mr Andrew Edwards 2 Forbes Road Rosyth Scotland KY11 2AN
Agent: Phoenix Building Projects 2 Forbes Road Rosyth Dunfermline Scotland KY11 2AN

Application Refused

Reason(s):

1. In the interests of visual amenity; by virtue of their height, scale, massing, design and positioning in relation to the existing situation, the proposed buildings would appear out of keeping with the character and appearance of the Forbes Road and Hilton Road streetscenes; in particular exhibiting cramming either side of the existing house, at odds with the arrangement and pattern of built form and intervening spaces in the vicinity; giving rise in turn to a significant detrimental impact on the visual amenity of the area; all contrary to the provisions of Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
2. In the interests of visual amenity; the requested Arboricultural Impact Assessment has not been submitted, thereby failing to demonstrate that the development would see existing amenity trees around the site protected; contrary to Policy 1: Development Principles and Policy 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017) and to Making Fife's Places Supplementary Guidance (2018).
3. In the interests of residential amenity; the requested acoustic report has not been submitted, thereby failing to demonstrate that there would not be a significant detrimental impact on the amenity of the proposed house from road noise, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
4. In the interests of the sustainability; no low and zero carbon generating technology is proposed in connection with the proposed house, contrary to Policy 1: Development Principles and Policy 11: Low Carbon Fife of the adopted Fife Plan Fife Local Development (2017) and the Low Carbon Fife Supplementary Guidance (2019).

Ward: Rosyth
Proposal: External alterations to dwellinghouse
Location: 4 Caledonia Court Rosyth Dunfermline Fife KY11 2ZJ
Applicant: Mr Ross Iwaniec 4 Caledonia Court Rosyth Dunfermline Fife KY11 2ZJ
Agent: Scott Wallace Bryerton House 129 High Street Linlithgow West Lothian EH49 7EJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Rosyth
Proposal: Erection of self-contained ancillary accommodation
Location: 4 James Miller Road Rosyth Dunfermline Fife KY11 2HQ
Applicant: Mr Clive Thomson 4 James Miller Road Rosyth Dunfermline Fife KY11 2HQ
Agent: Ronan McGirr 13 Park Avenue Dunfermline Fife KY12 7HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.
2. To ensure all contamination within the site is dealt with.

119Application No: 22/01919/LBC

Date Decision Issued: 29/07/2022

Ward: Rosyth

Proposal: Listed building consent for installation of gas meter on front elevation of dwellinghouse

Location: 41 Double Row Charlestown Dunfermline Fife KY11 3EJ

Applicant: Mr Gareth Watson 41 Double Row Charlestown Dunfermline Fife KY11 3EJ

Agent: Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

Application Permitted - no conditions

120 **Application No:** 22/01924/FULL

Date Decision Issued: 01/08/2022

Ward: Rosyth

Proposal: External alterations including external painting of dwellinghouses, erection of fence and replacement of hardstanding
Site: Nos 10, 11 & 15 Red Row, Limekilns, KY11 3HU

Location: 10, 11, 15 Red Row Limekilns Dunfermline Fife KY11 3HU

Applicant: Ms Maureen Owens 10 Red Row Limekilns United Kingdom KY11 3HU

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

Application Permitted - no conditions

121 **Application No:** 22/01325/FULL

Date Decision Issued: 02/08/2022

Ward: Rosyth

Proposal: First floor extension with front balcony to side of dwellinghouse

Location: 1A Little Foothorn Crombie Dunfermline Fife KY12 8JT

Applicant: Mr Craig Gibb 1A Little Foothorn Crombie KY12 8JT

Agent: James Watters 34 Millhill Street Dunfermline KY11 4TG

Application Withdrawn

Ward: St. Andrews
Proposal: Erection of dwellinghouse (Demolition of existing dwellinghouse)
Location: The Coach House 5 Wardlaw Gardens St Andrews Fife KY16 9DW
Applicant: Mr & Mrs Malcolm Flat 6 78 Argyle Street St Andrews United Kingdom KY16 9BW
Agent: Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, off street parking shall be provided as shown on the Proposed Site Layout Drawing No.03 in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall thereafter be retained through the lifetime of the development.
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. To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

08.00- and 18.00-hours Mondays to Fridays
08.00 and 13.00hours Saturdays

With no working Sundays or Public Holidays

4. 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.

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

2. To protect the residential amenity of the residents of the dwellinghouse
3. In the interests of residential amenity; to ensure works do not take place at unreasonable hours.
4. To ensure all contamination within the site is dealt with.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

123 **Application No:** 22/01370/CAC

Date Decision Issued: 12/07/2022

Ward: St. Andrews

Proposal: Substantial Demolition in a Conservation Area

Location: 5 Kinburn Place Doubledykes Road St Andrews Fife KY16 9DT

Applicant: Mrs Elaine Russell 5 Kinburn Place Doubledykes Road St Andrews Fife KY16 9DT

Agent: David Soppitt Byres Of Airleywight Bankfoot Perth UK PH1 4AU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 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.

124 **Application No:** 22/00835/LBC

Date Decision Issued: 13/07/2022

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations

Location: 111A South Street St Andrews Fife KY16 9UH

Applicant: PizzaExpress Hunton House Oxford Road Oxford Road Uxbridge United Kingdom UB8 1LX

Agent: Alex Mackenzie 3rd Floor West 211 Dumbarton Road Glasgow United Kingdom G11 6AA

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Erection of 96 dwellings including associated infrastructure and landscaping (Approval of Matters Specified in Conditions 1 (Parts a, f, g, h, i and n), 3, 4, 11, 18, 32 of consent 18/00280/EIA) (N6)
Location: Land To West Andrew Melville Hall North Haugh St Andrews Fife
Applicant: Headon-S1 St Andrews West Ltd/STAW LLP 52-54 Dundas Street Edinburgh Scotland EH3 6QZ
Agent: David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the commencement of development, detailed plans should be submitted to and approved in writing by Fife Council as Planning Authority:
 - to demonstrate that routes for future pipe runs/wayleaves within the site are provided and retained for use with a district heat network.
 - to demonstrate how these would connect to the future heat network pipe run route along the primary link road along the site's northern perimeter
2. Prior to the commencement of development, an updated Refuse Strategy shall be submitted to and approved in writing by Fife Council as Planning Authority, including details of all waste collection/storage areas and means of collection. If an underground waste/refuse storage approach is proposed, any necessary modifications to the S75 to the original PPP (18/00280/EIA) shall be secured prior to the commencement of development.
3. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.
4. No development shall commence until a Bird hazard management plan has been submitted to and approved in writing by Fife Council in consultation with the MOD. The submitted Bird Hazard Management plan should contain but not limited to:
 - Means of managing flat, shallow pitched, green roofs erected as part of the development.
 - The site manager has safe and easy access to the roof to carry out inspections and carry out appropriate dispersal techniques in line with appropriate licensed means
 - Details of recording inspections, dispersal of birds, any licensed activities for addressing nesting or eggs to be made available to RAF Leuchars/MOD on request
 - A clear statement that the Bird Hazard Management Plan is to be operated and complied with in perpetuity or until RAF Leuchars is no longer operational
5. Prior to commencement of development, an updated Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by Fife Council as Planning Authority. Details of the contractors facilities should be included in the updated CEMP.
6. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption.
7. The vehicular access to the underground car park shall be via a dropped kerb crossing of the footway.
8. Prior to occupation of the first house, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level at all road junctions, excluding with the STAW Link Road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
9. Prior to occupation of the first house, visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with the STAW Link Road in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

10. Prior to the occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
11. Prior to the occupation of each house with allocated car parking, the off-street parking provision within the plot as shown on document 105 shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
12. Prior to the occupation of each house and flat with communal car parking, the communal off-street parking shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
13. Prior to commencement of development, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by Fife Council as Planning Authority.
14. 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.

15. The premises shall not be brought into use until all works which form part of the sound attenuation scheme as specified in the submitted noise assessment have been carried out in full and such works shall be thereafter retained.

Reason(s):

1. In the interests of sustainability, to ensure that future connection to a district heating network could be achieved.
2. To ensure that the Refuse Strategy meets the operational and maintenance requirements of Fife Council's Waste Operation team.
3. In the interests of ecology, to minimise disruption within the bird nesting season.
4. To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of RAF Leuchars.
5. To ensure the environment within the site and residential amenity are protected during the construction period.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
9. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
10. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
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. To ensure that the impact on the local road network can be fully assessed.
14. To ensure all contamination within the site is dealt with.
15. In the interests of residential amenity, to ensure that future residents are not adversely impacted by noise.

126 **Application No:** 22/01355/FULL

Date Decision Issued: 20/07/2022

Ward: St. Andrews

Proposal: Change of use from dwellinghouse to 2 no flatted dwellings

Location: 2G Murray Park St Andrews Fife KY16 9AW

Applicant: Mrs Vivian VanPeenen 2G Murray Park St Andrews Fife KY16 9AW

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: Erection of dwellinghouse (partial demolition of existing)
Location: 5 Kinburn Place Doubledykes Road St Andrews Fife KY16 9DT
Applicant: Mrs Elaine Russell 5 Kinburn Place Doubledykes Road St Andrews Fife KY16 9DT
Agent: David Soppitt Byres Of Airleywight Bankfoot Perth PH1 4AU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, the applicant shall submit details of the balcony screen fencing/balustrade for the prior written approval of this Planning Authority. For the avoidance of doubt the screen shall be located at the eastern end of the approved balcony and shall be of a height of at least 1.6m above the finished balcony floor level. Thereafter the approved screen(s) shall be erected and remain in place for the lifetime of the balcony development.
2. Prior to the occupation of the proposed dwellinghouse, off street parking spaces shall be provided as shown on Drawing No.03 dated Jan 22 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.
3. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
4. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2 metres by 43 metres shall be provided in both directions to the North and to the South at the junction of the driveway access onto the public road. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of 0.6 metres above the above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the proposed dwellinghouse, the first 2 metres of the driveway behind the adjoining public footway should be finished in a bound surface, not concrete slabs.
6. The flatted dwellings 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 3 unrelated residents living together in a flatted dwelling. For the avoidance of doubt, the flats hereby approved shall not be used for Housing in Multiple Occupation.
7. 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

Reason(s):

1. In order to protect and maintain the privacy of neighbouring properties and user of the balcony.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In the interests of road safety; to prevent deleterious material (e.g. loose chippings) being carried onto the public road.

6. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
7. In the interests of safeguarding the amenity of adjoining and nearby residents.

Ward: St. Andrews

Proposal: Erection of 40 bedroom care home with associated access, parking and landscaping (Approval of Matters Specified in Conditions 1 (Parts c, f, g, k and n), 3 (Parts a- o and q - bb), 4c, 5 (Parts a-d and f), 11 and 18 of consent 18/00280/EIA) (N7)

Location: Land To West Andrew Melville Hall North Haugh St Andrews Fife

Applicant: Trustees Of William Gibson's Trust C/o Hamilton House 70 Hamilton Drive Glasgow G12 8DR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before any part of the development hereby approved is occupied, all works which form part of the sound attenuation scheme as specified in the approved noise assessment report must be carried out in full and such works shall be thereafter retained for the lifetime of the development.
2. Prior to commencement of development, an updated Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by Fife Council as Planning Authority. Details of the contractors facilities should be included in the updated CEMP.
3. No development shall commence until a Bird hazard management plan has been submitted to and approved in writing by Fife Council in consultation with the MOD. The submitted Bird Hazard Management plan should contain but not be limited to:
 - Means of managing flat, shallow pitched, green roofs erected as part of the development.
 - The site manager has safe and easy access to the roof to carry out inspections and carry out appropriate dispersal techniques in line with appropriate licensed means
 - Details of recording inspections, dispersal of birds, any licensed activities for addressing nesting or eggs to be made available to RAF Leuchars/MOD on request
 - A clear statement that the Bird Hazard Management Plan is to be operated and complied with in perpetuity or until RAF Leuchars is no longer operational
4. Before any part of the development hereby approved is occupied, off-street parking, including cycle and visitor parking spaces, shall be provided in accordance with the current Fife Council Parking Standards contained within Making Fife's Places SG and the current Fife Council Transportation Development Guidelines (Appendix G). The parking spaces shall be retained through the lifetime of the development. For the avoidance of doubt, the following shall be included:
 - Provision of 6 no. covered secure cycle parking spaces
 - A minimum of 2 no. of the car parking spaces provided as ELV charging points
5. All roadside boundary markers, a length of 2 metres on both sides of the vehicular access from the prospectively adoptable road, shall be maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
6. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.
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 WORKS START ON SITE, the programme of archaeological work shall be carried out in accordance with the written scheme of investigation which has been submitted and approved in writing by this Planning Authority.
9. Prior to the commencement of development, detailed plans should be submitted to and approved in writing by Fife Council as Planning Authority:
 - to demonstrate that routes for future pipe runs/wayleaves within the site are provided and retained for use with a district heat network.
 - to demonstrate how these would connect to the future heat network pipe
10. Prior to commencement of development, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity, to ensure that existing and future residents are not adversely impacted by noise.
2. To ensure the environment within the site and residential amenity are protected during the construction period.
3. To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of RAF Leuchars.
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 the provision of adequate visibility of passing pedestrians at the junctions of the vehicular access with the Link Road.
6. In the interests of ecology, to minimise disruption within the bird nesting season.
7. To ensure all contamination within the site is dealt with.
8. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of any remains on the site.
9. In the interests of sustainability, to ensure that future connection to a district heating network could be achieved.
10. To ensure that the impact on the local road network can be fully assessed.

129 **Application No:** 22/01066/FULL

Date Decision Issued: 28/07/2022

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse

Location: 12 Tulloch Place St Andrews Fife KY16 8XJ

Applicant: Mrs Shelagh Young 12 Tulloch Place St Andrews Fife KY16 8XJ

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

Application Permitted - no conditions

130 **Application No:** 22/02452/CLP

Date Decision Issued: 28/07/2022

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for single storey extension to rear of dwellinghouse with formation of access ramp and installation of replacement door and windows.

Location: 19 Lindsay Gardens St Andrews Fife KY16 8XB

Applicant: Mrs Morag Robertson 19 Lindsay Gardens St Andrews Fife KY16 8XB

Agent: Ged Young Unit 5 City Quay Camperdown Street Dundee Scotland DD1 3JA

Application Permitted - no conditions

131 **Application No:** 22/01139/FULL

Date Decision Issued: 29/07/2022

Ward: St. Andrews

Proposal: Single storey extension to rear of dwellinghouse and porch extension to front of dwellinghouse

Location: 19 Broomfaulds Avenue St Andrews Fife KY16 8RH

Applicant: Mr Scott Findlay 19 Broomfaulds Avenue St Andrews Fife KY16 8RH

Agent: Daniel Johnston Station Yard Station Road Springfield Scotland KY15 5RU

Application Permitted - no conditions

132Application No: 22/00861/FULL

Date Decision Issued: 03/08/2022

Ward: St. Andrews

Proposal: External alterations and single storey extension to rear of dwellinghouse

Location: 12 Greenside Place St Andrews Fife KY16 9TH

Applicant: Mr & Mrs Tappenden 12 Greenside Place St. Andrews United Kingdom KY16 9TH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT and notwithstanding what is shown on approved drawing 02A the new window on the south-west gable wall shall be a traditionally constructed 6 over 6 paned vertically sliding timber sash and case type, traditionally constructed as shown but WITHOUT the horn detailing.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed detailing is appropriate to the character and appearance of this Category C Listed Building and the St.Andrews Conservation Area within which the site is located.

133 **Application No:** 22/00968/LBC

Date Decision Issued: 03/08/2022

Ward: St. Andrews

Proposal: Listed building consent for single storey extension to rear of dwellinghouse and installation of new and replacement doors

Location: 12 Greenside Place St Andrews Fife KY16 9TH

Applicant: Mr & Mrs - Tappenden 12 Greenside Place St. Andrews United Kingdom KY16 9TH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT and notwithstanding what is shown on approved drawing 02A the new window on the south-west gable wall shall be a traditionally constructed 6 over 6 paned vertically sliding timber sash and case type, traditionally constructed as shown but WITHOUT the horn detailing.

Reason(s):

1. In the interests of visual amenity, to ensure that the proposed detailing is appropriate to the character and appearance of this Category C Listed Building.

134 **Application No:** 22/01198/FULL

Date Decision Issued: 03/08/2022

Ward: St. Andrews

Proposal: Erection of greenhouse

Location: 102 Hepburn Gardens St Andrews Fife KY16 9LT

Applicant: Mr & Mrs John & Helen Oliver 102 Hepburn Gardens St Andrews Fife KY16 9LT

Agent: Lorn Macneal 3 St Vincent Street Edinburgh Scotland EH3 6SW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No trees shall have roots cut, lopped, topped, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to ensure that no damage is caused to the roots of those trees located on the adjacent site situated north-east of the curtilage boundary before and during development operations.

135 **Application No:** 22/01672/CLE

Date Decision Issued: 04/08/2022

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing use) for use as a HMO (5 persons)

Location: 83 Bridge Street St Andrews Fife KY16 8AA

Applicant: Mr Giovanni Valente 15 Parkgrove Road Edinburgh Scotland EH4 7NG

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

Application Permitted - no conditions

136 **Application No:** 22/01195/FULL

Date Decision Issued: 05/08/2022

Ward: St. Andrews

Proposal: Extension to existing side dormer

Location: 12 Priestden Road St Andrews Fife KY16 8DJ

Applicant: Mrs Debbie Maxwell 12 Priestden Road St Andrews Fife KY16 8DJ

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

Application Permitted - no conditions

137 **Application No:** 22/01338/LBC

Date Decision Issued: 05/08/2022

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations

Location: 25 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: Mr Hugh Evans 432 Park Avenue 432 Apartment 43A Park Avenue New York
United States of America NY10022

Agent: Toni Gartshore 16 Melville Street Edinburgh United Kingdom EH3 7NS

Application Permitted - no conditions

138 **Application No:** 22/00941/FULL

Date Decision Issued: 20/07/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to rear

Location: 12 West Acres Drive Wormit Newport On Tay Fife DD6 8NR

Applicant: Mr C Pryke 12 West Acres Drive Wormit Fife DD6 8NR

Agent: David Dow Weavers Cottage High Street Ceres Fife KY15 5NF

Application Permitted - no conditions

139 **Application No:** 22/01428/FULL

Date Decision Issued: 20/07/2022

Ward: Tay Bridgehead

Proposal: External alterations to conservatory of dwellinghouse

Location: Kingswood 14 Forgan Drive Drumoig St Andrews Fife KY16 0BF

Applicant: Mr & Mrs - Patrick Kingswood 14 Forgan Drive Drumoig St Andrews Fife
KY16 0BF

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

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 38 Harbour Road Tayport Fife DD6 9EX

Applicant: Mr & Mrs G Davies 38 Harbour Road Tayport Scotland DD6 9EX

Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

141 **Application No:** 22/00073/FULL

Date Decision Issued: 27/07/2022

Ward: Tay Bridgehead

Proposal: Single storey extensions to front and rear of dwellinghouse

Location: 6 The Croft Leuchars St Andrews Fife KY16 0JR

Applicant: Mr John Paul Hillwood House Cameron St Andrews Scotland KY16 8PD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No trees shall have roots cut, lopped, topped, uprooted or removed, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In order to ensure that no damage is caused to the roots of those trees located on the adjacent site situated west of the curtilage boundary before and during development operations.

Ward: Tay Bridgehead

Proposal: Listed building consent for installation of PV panels

Location: The Old Boathouse Woodhaven Pier St Fort Road Wormit Newport On Tay
Fife DD6 8LA

Applicant: Mr Matthew Masters Joiners Workshop Woodhaven Pier Wormit Scotland
DD6 8LA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the solar panel installation method shall ensure minimal damage to the roof and minimal loss or damage to the existing slates and shall be easily reversible.
2. In the event that the solar panels become obsolete or redundant they must be removed from the roof within 6 months of them becoming obsolete or redundant and the roof shall be re-instated to the satisfaction of Fife Council as Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed development causes minimal impact on the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that obsolete or redundant development does not detract from the character and appearance of this Category B Listed Building.

143 **Application No:** 22/01007/FULL

Date Decision Issued: 29/07/2022

Ward: Tay Bridgehead

Proposal: Dormer extensions to front and rear of dwellinghouse

Location: 3 Banknowe Road Tayport Fife DD6 9LG

Applicant: Mr Neil Johnstone 3 Banknowe Road Tayport Fife DD6 9LG

Agent: Richard Dyer 10 Hill Crescent Wormit Fife DD6 8PQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the replacement roof shall closely match the size, style, and profile of the existing concrete roof tiles.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

144 **Application No:** 22/01052/FULL

Date Decision Issued: 29/07/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse and formation of raised deck

Location: 9 Mount Stewart Road Wormit Newport On Tay Fife DD6 8NH

Applicant: Mr Christopher Prendergast 9 Mount Stewart Road Wormit Newport On Tay Fife DD6 8NH

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

Application Permitted - no conditions

145 **Application No:** 22/01194/FULL

Date Decision Issued: 05/08/2022

Ward: Tay Bridgehead

Proposal: Change of use from vacant land to private garden ground and parking area and erection of fence
Land to Rear of 19 Main Street, Leuchars, KY16 0HE.

Location: Land To The Rear Of 19 Main Street Leuchars Fife

Applicant: Dr Rebecca Smith 19 Main Street Leuchars Fife KY16 0HE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no planting or built structures higher than cill height shall be placed in front of both ground floor windows shown on approved site photograph 04 at a later date, without the express consent of this Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity and maintaining current daylight levels to the neighbour's windows.

146 **Application No:** 22/01676/FULL

Date Decision Issued: 15/07/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 8 Easter Craig Gardens Saline Dunfermline Fife KY12 9TH

Applicant: Mrs Alison Wilson 8 Easter Craig Gardens Saline Dunfermline Fife KY12 9TH

Agent: Gregor Robertson 50 Steel Crescent Denny Scotland FK6 5JP

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: External alterations to allow for conversion of domestic outbuilding to habitable accommodation

Location: Old Sandhaven Low Causeway Culross Dunfermline Fife KY12 8HN

Applicant: Ms Camilla Garrett-Jones and Kenneth Munnoch Peartree Cottage Low Causeway Culross Scotland KY12 8HN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

Ward: West Fife And Coastal Villages
Proposal: Listed Building Consent for internal and external alterations to allow for conversion of domestic outbuilding to habitable accommodation
Location: Old Sandhaven Low Causeway Culross Dunfermline Fife KY12 8HN
Applicant: Ms Camilla Garrett-Jones & Mr Kenneth Munnoch Peartree Cottage Low Causeway Culross Scotland KY12 8HN
Agent: Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

149 **Application No:** 22/01397/FULL

Date Decision Issued: 28/07/2022

Ward: West Fife And Coastal Villages

Proposal: External alterations including re-roofing and installation of rooflights

Location: St Thenues Low Causeway Culross Dunfermline Fife KY12 8HL

Applicant: Mr Martin Jackson St Thenues Low Causeway Culross Dunfermline Fife KY12 8HL

Agent: Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive Dunfermline Fife KY11 8US

Application Permitted - no conditions

150 **Application No:** 22/01813/CLP

Date Decision Issued: 28/07/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear and side of dwellinghouse

Location: 26 Grey Craigs Cairneyhill Dunfermline Fife KY12 8XL

Applicant: Mr Adrian Lister 26 Greycraigs Cairneyhill Fife KY12 8XL

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

Application Permitted - no conditions