



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 10/3/2022 - 10/30/2022**

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

1 **Application No:** 22/02687/FULL **Date Decision Issued:** 05/10/2022

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

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

**Location:** 12 Wren Street Buckhaven Leven Fife KY8 1HF

**Applicant:** Mr & Mrs N Cook 12 Wren Street Buckhaven Leven Fife KY8 1HF

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION 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. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.

2 **Application No:** 22/02154/ADV **Date Decision Issued:** 13/10/2022

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

**Proposal:** Display of 2 replacement free-standing internally-illuminated digital poster panels

**Location:** J C Decaux Advertising Board Esplanade Kirkcaldy Fife

**Applicant:** Mr Rob Edwards 225 Bristol Road Birmingham B5 7UB

**Agent:** Phil Koscienc 21 First Avenue Acton London W3 7JP

**Application Permitted with Conditions**

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

1. For the avoidance of doubt, the two signs shall only display static images for the lifetime of the development.

**Reason(s):**

1. In the interest of road safety; to avoid the creation of a distraction to passing motorists.

3 **Application No:** 21/03954/LBC **Date Decision Issued:** 20/10/2022

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Listed Building Consent for installation of 3 No. replacement windows to front of dwelling  
**Location:** 7 Craigkennochie Terrace Burntisland Fife KY3 9EN  
**Applicant:** Mr & Mrs Tim Hailey 7 Craigkennochie Terrace Burntisland Fife KY3 9EN  
**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved windows shall have slim profile double glazing measuring no more than 16mm in width unless otherwise agreed in writing by Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the hereby approved replacement windows shall feature timber through astragals unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

4 **Application No:** 22/02805/FULL **Date Decision Issued:** 20/10/2022

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

**Proposal:** Formation of raised deck, steps and balustrade to rear, replacement platform, steps and railings to side and installation of replacement roof covering of dwellinghouse

**Location:** Sandpiper Southerton Road Kirkcaldy Fife KY2 5NB

**Applicant:** Miss J Malone Sandpiper Southerton Road Kirkcaldy KY2 5NB

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

5 **Application No:** 22/02831/FULL **Date Decision Issued:** 20/10/2022

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

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

**Location:** 5 Boglily Road Kirkcaldy Fife KY2 5NF

**Applicant:** Mr Brian King 5 Boglily Road Kirkcaldy Fife KY2 5NF

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

6 **Application No:** 22/02383/FULL **Date Decision Issued:** 28/10/2022

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

**Proposal:** Installation of door and side screens to front and replacement window to side of detached garage to front of dwellinghouse

**Location:** Windrush Balwearie Windygate Kirkcaldy Fife KY2 5UL

**Applicant:** Mr & Mrs McCluskey Windrush Balwearie Windygate Kirkcaldy Fife KY2 5UL

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Cowdenbeath**Proposal:** Erection of 19 affordable dwellings and associated infrastructure.**Location:** Former Valley House 44 Hill Street Cowdenbeath Fife KY4 9DE**Applicant:** Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ**Agent:** EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
3. Before plots 1-8 and 11-19 hereby approved are occupied, the measures specified in the approved Noise Impact Assessment (New Acoustics - Valley House Residential Development Noise Impact Assessment 25th March 2022) shall be implemented in full and be retained for the lifetime of the development. For the avoidance of doubt, the mitigation measures include:  
- 6mm/12mm/6mm double glazing which has a sound reduction index of  $R_w (C;Ctr) = 31(-1; -4)$  dB and a 2m high close boarded acoustic fence along the rear boundaries of the plots.
4. Before it is planted on site, a scheme of landscaping (including maintenance details) 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 Fife Council as Planning Authority. The development shall be completed in accordance with the approved details during first available planning season, after completion of the development.
5. Prior to occupation of the first house, the provision of a pedestrian/cyclist link through the site between Hill Street and High Street shall be constructed in full. For the avoidance of doubt, the existing vehicular access between nos. 100 & 102 High Street shall be upgraded to a shared surface street.
6. Prior to occupation of the first dwelling, the approved SUDs as specified and hereby approved shall be fully installed and commissioned. The scheme shall be signed off by a suitably qualified drainage engineer following installation and be retained and maintained in an operational manner for the lifetime of the development.
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. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive



Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

9. 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 7. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of the consent.
3. In the interest of residential amenity; to ensure maximum noise levels are met.
4. In the interest of visual amenity and biodiversity enhancement; to ensure landscaping for the site is appropriate.
5. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
7. To ensure all contamination within the site is dealt with.
8. In the interest of sustainability; to ensure the site is permeable for pedestrians.
9. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.

8 **Application No:** 22/02314/FULL

**Date Decision Issued:** 07/10/2022

**Ward:** Cowdenbeath

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

**Location:** Albert Buildings 121 High Street Cowdenbeath Fife KY4 9QA

**Applicant:** Miss Anji Miller 27 Woodside Street Rosyth Fife KY112JR

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hours of operation of the development hereby approved shall be restricted to between 07:00 and 18:00, Monday to Saturday. No operations or activity shall take place on a Sunday or at any time out with the agreed operating hours; unless otherwise agreed in writing with Fife Council as Planning Authority.
3. The food items to be sold from the premises should remain only as those listed within the provided Supporting Statement (breakfast foods, soup, filled rolls, sandwiches, chips, burgers, deserts, and tea and coffee or other hot drinks) and shall only use the small-scale apparatus as declared as part of this planning submission (i.e. no large scale commercial deep fat fryers shall be installed or used). Should any changes and/or additions be made to the general product ranges listed, then these shall only be sold after the prior written approval of Fife Council as Planning Authority has been granted.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to protect the amenity of adjoining and nearby residents.
3. In order to protect the amenity of adjoining and nearby residents and avoid unacceptable odours or air pollution.

**Ward:** Cowdenbeath**Proposal:** Extension to valet building including the erection of a dry valet facility on site and single storey extensions to existing building**Location:** Car Parking To Rear Of Units 3 Motor Retail Park Crossgates Road Crossgates Dunfermline Fife KY11 7EG**Applicant:** Mr Steve Williams 8 Westerton Road East Mains Industrial Estate Broxburn Scotland EH52 5AU**Agent:** Stewart Graham 229 Balgreen Road Edinburgh scotland EH11 2RZ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

**Reason(s):**

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

**Ward:** Cowdenbeath

**Proposal:** One and a half storey/dormer extension to rear and porch extension to front of dwellinghouse

**Location:** 30 South Knowe Crossgates Cowdenbeath Fife KY4 8AW

**Applicant:** Mr Blair McPake 30 South Knowe Crossgates KY4 8AW

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

11 **Application No:** 22/00630/FULL

**Date Decision Issued:** 04/10/2022

**Ward:** Cupar

**Proposal:** Change of use from office (Class 2) to 8 no. flatted dwellings (Class 9)

**Location:** Volunteer House 69 Crossgate Cupar Fife KY15 5AS

**Applicant:** Mr Declan O'Raw 69-73 Crossgate Cupar United Kingdom KY15 5AS

**Agent:** Gerard Creanor 12 FLAT 1/1 12 Woodside Terrace Glasgow United Kingdom G3 7XH

### **Application Refused**

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

1. In the interests of protecting residential amenity; the applicant has failed to demonstrate that the neighbouring land use is not expected to give rise to significant detrimental impact on the proposed flatted dwellings in terms of residential amenity as a consequence of noise; contrary to the provisions of Policy 1: Development Principles and Policy 10: Amenity of the Adopted FIFEplan Fife Local Development Plan (2017); the Council's Noise Guidance for New Developments; and the Scottish Government Planning Advice Note (PAN) 1/2011 Planning and Noise (2011).

12 **Application No:** 22/02719/FULL

**Date Decision Issued:** 05/10/2022

**Ward:** Cupar

**Proposal:** Porch extension to front, single storey extension to side and rear, alteration to existing dormers.

**Location:** 79 St Michaels Drive Cupar Fife KY15 5BP

**Applicant:** Mr & Mrs Malcolm McCowan 79 St Michaels Drive Cupar Fife KY15 5BP

**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

13 **Application No:** 22/02442/DPN

**Date Decision Issued:** 07/10/2022

**Ward:** Cupar

**Proposal:** Prior Notification for demolition of 4 no. ancillary structures to cottage

**Location:** White Thorn Main Street Foodieash Cupar Fife KY15 4PP

**Applicant:** Ms Samantha Gould 100 South Victoria Dock Road Dundee Angus DD1 3BQ

**Agent:**

**Application Permitted - no conditions**

14 **Application No:** 22/02511/FULL

**Date Decision Issued:** 11/10/2022

**Ward:** Cupar

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

**Location:** Westerlea 3 Ceres Road Craigrothie Cupar Fife KY15 5QB

**Applicant:** Mr Akira O Connor Westerlea 3 Ceres Road Craigrothie Cupar Fife KY15 5QB

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, 3 off-street parking spaces shall be provided as shown on approved Site Plan 01A before the development hereby approved is occupied and shall be maintained and kept available as such for the lifetime of the development in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure an adequate provision of off-street car parking with a turning area is maintained.



15 **Application No:** 22/02643/FULL

**Date Decision Issued:** 11/10/2022

**Ward:** Cupar

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

**Location:** 101 Robertson Road Cupar Fife KY15 5YS

**Applicant:** Mr & Mrs Davies 101 Robertson Road Cupar Fife KY15 5YS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Dunfermline Central

**Proposal:** Approval of Matters Specified by Condition 21i, ii and iv of Planning Permission in Principle 20/03250/PPP for formation of footpaths/cyclepaths and erection of bus shelters with associated infrastructure

**Location:** Freescale Site Dunlin Drive Dunfermline Fife

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

**Agent:** Katherine Innes 7 Exchange Crescent Conference Square Edinburgh Scotland EH3 8LL

**Application Permitted with Conditions**

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

1. This permission is granted subject to the standard condition that the development to which it relates must be begun no later than: -

3 years from the date of the related planning permission in principle, or

2 years from the date of this permission

Whichever is the later.

**Reason(s):**

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

17 **Application No:** 22/02727/ADV

**Date Decision Issued:** 12/10/2022

**Ward:** Dunfermline Central

**Proposal:** Display of non-illuminated vinyl fascia signs

**Location:** Aldi 18 - 20 Halbeath Road Dunfermline Fife KY12 7QY

**Applicant:** Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

**Agent:** Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland EH3 8JB

**Application Permitted - no conditions**

18 **Application No:** 22/02792/ADV **Date Decision Issued:** 12/10/2022

**Ward:** Dunfermline Central

**Proposal:** 1 no. internally illuminated sign

**Location:** Nandos 22 Whimbrel Place Dunfermline Fife KY11 8EX

**Applicant:** c/o Firstplan (agent) - - Broadwall 21 Broadwall House London United Kingdom SE1 9PL

**Agent:** Sam Harper Broadwall House 21 Broadwall London United Kingdom SE1 3XF

**Application Permitted - no conditions**

**Ward:** Dunfermline Central

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

**Location:** 6 Lundin Road Crossford Dunfermline Fife KY12 8PJ

**Applicant:** Mrs E McHardy 6 Lundin Road Crossford Dunfermline Fife KY12 8PJ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the extended part of the dwelling, a minimum of 2 off-street parking shall be provided within the curtilage of the site, in accordance with the current Fife Council Parking Standards and thereafter the parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

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

20 **Application No:** 22/02791/FULL

**Date Decision Issued:** 13/10/2022

**Ward:** Dunfermline Central

**Proposal:** External alterations to frontage and seating area

**Location:** Nandos 22 Whimbrel Place Dunfermline Fife KY11 8EX

**Applicant:** c/o Firstplan (agent) - - Broadwall House 21 Broadwall London United Kingdom SE1 9PL

**Agent:** Sam Harper Broadwall House 21 Broadwall London United Kingdom SE1 3XF

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

21 **Application No:** 22/02812/LBC **Date Decision Issued:** 13/10/2022

**Ward:** Dunfermline Central

**Proposal:** Listed Building Consent for internal and external alterations

**Location:** 25 East Port Dunfermline Fife KY12 7JL

**Applicant:** Mr Andrew McFadyen Henry Duncan House 120 George Street Edinburgh  
Scotland EH2 4LH

**Agent:** Alistair Hawkins 32a drummond place edinburgh United Kingdom eh3 6pw

**Application Permitted - no conditions**

22 **Application No:** 22/02814/FULL

**Date Decision Issued:** 13/10/2022

**Ward:** Dunfermline Central

**Proposal:** External alterations to building

**Location:** 25 East Port Dunfermline Fife KY12 7JL

**Applicant:** Mr Andrew McFadyen Henry Duncan House 120 George Street Edinburgh UK  
EH2 4LH

**Agent:** Alistair Hawkins 32a drummond place edinburgh United Kingdom eh3 6pw

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



23 **Application No:** 22/01694/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use of from cafe (Class 3) and offices (Class 2) to hotel (Class 7) and external alterations including installation of dormers and rooflights

**Location:** 1 Douglas Street And 82 High Street Dunfermline Fife KY12 7AT

**Applicant:** Mr Nihat Oymak 82 High Street Dunfermline Fife KY12 7AT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Dunfermline North

**Proposal:** Change of use from agricultural land to dog exercise facility (Class 11) including erection of field shelters, fencing and associated works

**Location:** Dean Farm Muircockhall Road Townhill Dunfermline Fife KY12 0TQ

**Applicant:** Mr Gordon Hood Spilmersford Mains Farm Pencaitland Tranent East Lothian EH34 5DR

**Agent:** Luci Rutledge 1/2 Drumsheugh Place Edinburgh Scotland EH3 7PT

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

25 **Application No:** 22/02397/FULL

**Date Decision Issued:** 05/10/2022

**Ward:** Dunfermline North

**Proposal:** Formation of raised deck to front of dwellinghouse

**Location:** 1 Woodlands Grove Townhill Dunfermline Fife KY12 0HX

**Applicant:** Mr & Mrs G Stewart 1 Woodlands Grove Townhill Dunfermline Fife KY12 0HX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

26 **Application No:** 22/02510/CLE

**Date Decision Issued:** 05/10/2022

**Ward:** Dunfermline North

**Proposal:** Certificate of Lawfulness (Existing) for use as vehicle body shop

**Location:** 9 - 13 Mid Beveridgewell Dunfermline Fife KY12 9ES

**Applicant:** Mr Thomas Leitch 37 Drum road Dunfermline Fife Ky114nw

**Agent:**

**Application Permitted - no conditions**

27 **Application No:** 22/03081/CLP

**Date Decision Issued:** 06/10/2022

**Ward:** Dunfermline North

**Proposal:** Removal of garage door and installation of replacement window to dwellinghouse.

**Location:** 8 Reid Place Dunfermline Fife KY12 9FL

**Applicant:** Mr Graeme Beaton 8 Reid Place Dunfermline United Kingdom KY12 9FL

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

**Application Permitted - no conditions**

28 **Application No:** 22/02784/FULL

**Date Decision Issued:** 05/10/2022

**Ward:** Dunfermline South

**Proposal:** Installation of external bin store

**Location:** 75 Aberdour Road Dunfermline Fife

**Applicant:** Deltaglobe 2 C/o LCP LCP House The Pensnett Estate Kingswinford West Midlands England DY6 7NA

**Agent:** Emilio De Marco The Mercantile Building 53 Bothwell Street Suite 6, 2nd Floor Glasgow Scotland G2 6TS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

29 **Application No:** 22/02720/ADV

**Date Decision Issued:** 12/10/2022

**Ward:** Dunfermline South

**Proposal:** Display of non-illuminated vinyl fascia sign

**Location:** Aldi Foodstore Ltd Nightingale Place Dunfermline Fife KY11 8LW

**Applicant:** Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

**Agent:** Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland EH3 8JB

**Application Permitted - no conditions**

30 **Application No:** 22/02833/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Dunfermline South

**Proposal:** Single storey extension to rear of dwellinghouse with associated decking.

**Location:** 7 Cowal Place Dunfermline Fife KY11 8GP

**Applicant:** Mr Jeff Fyfe 7 Cowal Place Dunfermline Fife KY11 8GP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



31 **Application No:** 22/02022/FULL **Date Decision Issued:** 05/10/2022

**Ward:** East Neuk And Landward

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

**Location:** Megs Cottage 1 Westfield Of Kinaldy Lathockar St Andrews Fife KY16 8NA

**Applicant:** Mr and Mrs Paul and Elaine Motion Megs Cottage 1 Westfield of Kinaldy Cottages Kinaldy Scotland KY16 8NA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward

**Proposal:** Change of use from office to dwellinghouse (Class 9) including extension and erection of rear boundary fence.

**Location:** Balmashie Cottages Kenly Boarhills St Andrews Fife KY16 8PN

**Applicant:** Balmashie 3 LLP Unit 8, The Vision Building 20 Greenmarket Dundee Scotland DD1 4QB

**Agent:** David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
4. Prior to any works starting on site, visibility splays of 4.5m x 210m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public road and thereafter, shall be maintained in perpetuity, insofar as lies within the applicants control, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level.
5. 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 none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Planning permission in principle for the erection of 2 dwellinghouses**Location:** Green Shed South Balmashie Kenly Boarhills Fife**Applicant:** Balmashie 3 LLP Unit 8, The Vision Building 20 Greenmarket Dundee Scotland DD1 4QB**Agent:** David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, details of proposed landscape treatment and the phasing of development;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the colour and type of materials to be used externally on walls and roofs;
  - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
  - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
  - (g) Details of the proposed surface drainage arrangement.
3. Prior to the first occupation of each of the proposed dwellinghouses, a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of each dwellinghouse 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. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable 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.
5. Prior to any works starting on site, visibility splays of 4.5m x 210m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public road and thereafter, shall be maintained in perpetuity, insofar as lies within the applicants control, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level.
6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and

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

7. 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 none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
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.
5. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

**Ward:** East Neuk And Landward  
**Proposal:** Planning permission in principle for the erection of 4 dwellinghouses including landscaping  
**Location:** Ribbonfield Farm Chance Inn Crail Anstruther Fife KY10 3XG  
**Applicant:** Carriden Homes Group Ltd 2 Marshall Place, Perth UK PH2 8AH  
**Agent:** Neil Gray AYE House Admiralty Park Rosyth Dunfermline UK KY11 2YW

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

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, details of proposed landscape treatment and the phasing of development;
  - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the colour and type of materials to be used externally on walls and roofs;
  - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
  - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
  - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
3. Prior to any works starting on site, a new vehicular access shall be formed at the location shown on Drawing No. (04 - PROPOSED SITE PLAN) and, once complete, shall be brought into immediate use. For the avoidance of any doubt, the existing vehicular access shall be closed off to all vehicular traffic as soon as the new access is brought into use.
4. Prior to any works starting on site, the access bellmouth from the public road at the location of the new access, shall be constructed with a minimum throat width of 4.5 metres with 4.5 metre radius kerb for a length of 6 metres from the adjoining road channel line in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to any works starting on site, visibility splays of 4.5m x 210m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road and maintained in perpetuity, clear of all obstructions exceeding 1.05m above the adjoining carriageway level. All roadside boundary markers within the site curtilage, IE, walls, fences, planting, shrubs etc. being maintained in perpetuity outwith the visibility splay line or at a height not exceeding 1.05m above the adjacent carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to the occupation of the first dwellinghouse, the new access track leading from the B9171 public road to the existing access track within the development site shall be constructed to a standard as agreed by Fife Council as Planning Authority and will have passing places that are all intervisible and no less than 150m apart along the length of the private access driveway. A suitable maintenance agreement should be put in place to ensure the access track is kept at a suitable standard thereafter to the satisfaction of Fife Council as Planning Authority.

7. Prior to the occupation of each of the proposed dwellinghouses there shall be a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for a 4 and above bedroom house provided within the curtilage of each 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.
8. Prior to the occupation of each of the proposed dwellinghouses there shall be provided within the curtilage of the site, turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.

**Reason(s):**

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure that only the new access serves the entire development in a rural.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate visibility splays at the junction of the vehicular access and the public road.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
8. 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.

**Ward:** East Neuk And Landward

**Proposal:** Erection of dwellinghouse and ancillary buildings (demolition of existing dwellinghouse and garage)

**Location:** Earlscroft 9 Grange Road Earlsferry Leven Fife KY9 1AL

**Applicant:** Mr and Ms S Kirk 3 Campden Hill Square London London UK W8 7LB

**Agent:** Isobel Fraser 31-35 Marchmont Road Edinburgh Scotland EH9 1HU

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Where a soil/mine gas risk is identified at the site, development shall not commence until a gas mitigation (membrane) specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.
3. Prior to the occupation of the dwellinghouse hereby approved; mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (including; installation of gas membrane, testing and collation of verification information) of approved pursuant to condition 2.
4. Prior to Occupation - Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.

The plot shall not be brought into use until such time as the mitigation measures for that plot have been completed in accordance with the approved gas mitigation design and a verification report in respect of those mitigation measures has been submitted and approved in writing by the local planning authority.

5. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided as shown on Drawing No.03 - Proposed Site Plan, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the proposed gas mitigation design and verification methodology is suitable.
3. To ensure gas mitigation works are carried out to the agreed protocol.
4. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

**Ward:** East Neuk And Landward  
**Proposal:** Erection of dwellinghouse and formation of retaining wall including repair work to existing boundary wall  
**Location:** Site North Of 33 East Green Anstruther Fife KY10 3AA  
**Applicant:** Mr & Mrs Smith 95 Dundee Street Carnoustie Scotland DD7 7EW  
**Agent:** Jackie Stephen 95 Dundee Street Carnoustie Angus DD7 7EW

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All works done on or adjacent to existing public roads, including the proposed retaining wall supporting Backdykes, shall be constructed in accordance with the current Design Manual for Roads and Bridges and Fife Council Transportation Development Guidelines. For the avoidance of doubt the submitted documents - 07 RETAINING WALL - OPTION 1 and 08 RETAINING WALL EXAMPLE PRE FILL GABION shall not be approved.
3. Prior to occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided as shown on amended Drawing No.(02A - PROPOSED FLOOR PLANS) in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

5. 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 4. 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.

6. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site



investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

7. 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. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

37 **Application No:** 22/02358/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of meet and greet pavilion

**Location:** Dumbarnie Links Golf Club Drumeldrie Leven Fife KY8 6BF

**Applicant:** Mr David Scott Dumbarnie Golf Links Upper Largo Fife Scotland KY8 6JQ

**Agent:** Steven Thomson 3/2 211 Dumbarton Road Glasgow Scotland G11 6AA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

38 **Application No:** 22/02816/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** East Neuk And Landward

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

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

**Applicant:** MR & MRS NEIL MACGILLIVRAY 3 Roome Bay Avenue Crail Anstruther Fife KY10 3TR

**Agent:** charlie bowman 23 EMSDORF STREET LUNDIN LINKS LEVEN uk KY8 6HL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

39 **Application No:** 22/02694/FULL

**Date Decision Issued:** 19/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse and installation of replacement windows.

**Location:** Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

**Applicant:** Mr & Mrs P. Gracie Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

40 **Application No:** 22/02695/LBC

**Date Decision Issued:** 19/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for single storey extension to rear of dwellinghouse and installation of replacement windows.

**Location:** Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

**Applicant:** Mr & Mrs P. Gracie Kirk Wynd Cottage The Square Kingsbarns St Andrews Fife KY16 8SS

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

**Application Permitted - no conditions**

41 **Application No:** 22/02572/FULL **Date Decision Issued:** 24/10/2022

**Ward:** East Neuk And Landward

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

**Location:** 15 New Grange Crescent Pittenweem Anstruther Fife KY10 2QX

**Applicant:** Mr & Mrs Mark & Lindsay Smith 15 New Grange Crescent Pittenweem Anstruther Fife KY10 2QX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

42 **Application No:** 22/02644/FULL

**Date Decision Issued:** 24/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows, doors and rooftiles to dwellinghouse

**Location:** Lochburn Cottage North Street Elie Leven Fife KY9 1DQ

**Applicant:** Mr Walter Hall Lochburn Cottage 21 North Street Elie Scotland KY9 1DQ

**Agent:** Lucy Beltran Unit 3 15 Station Road St Monans Fife KY10 2BL

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

43 **Application No:** 22/02819/LBC

**Date Decision Issued:** 27/10/2022

**Ward:** East Neuk And Landward

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

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

**Applicant:** Mr & Mrs, Mr, Ms & Mrs Robert,Jane,Graham,Nicola&Jennifer... 6 Kildinny Yards Kingsbarns St Andrews Fife KY16 8TD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



44 **Application No:** 22/02377/FULL

**Date Decision Issued:** 28/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of new rooflights, windows and roofing to dwellinghouse

**Location:** 16 West Green Crail Anstruther Fife KY10 3RD

**Applicant:** Mr And Mrs D Conacher 16 West Green Crail Anstruther Fife KY10 3RD

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

45 **Application No:** 22/02603/FULL

**Date Decision Issued:** 28/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of rooflights to rear of dwellinghouse

**Location:** 5 South Loan Pittenweem Anstruther Fife KY10 2QB

**Applicant:** Ms Hazel Mackenzie 5 South Loan Pittenweem Anstruther Fife KY10 2QB

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type.

**Reason(s):**

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

46 **Application No:** 22/02606/LBC

**Date Decision Issued:** 28/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for the installation of rooflights to rear of dwellinghouse and internal alterations

**Location:** 5 South Loan Pittenweem Anstruther Fife KY10 2QB

**Applicant:** Ms Hazel Mackenzie 5 South Loan Pittenweem Anstruther Fife KY10 2QB

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type.

**Reason(s):**

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

47 **Application No:** 22/02679/FULL

**Date Decision Issued:** 28/10/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse and installation of replacement window/door and roof terrace

**Location:** 49 George Street Cellardyke Anstruther Fife KY10 3AS

**Applicant:** Mr Craig Perratt 49 George Street Cellardyke Anstruther Fife KY10 3AS

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

48 **Application No:** 22/00170/FULL

**Date Decision Issued:** 06/10/2022

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

**Proposal:** Change of use from public road (Sui Generis) to public house grounds (Sui Generis); extension to patio and balustrade; formation of public footway; and associated development

**Location:** The Prinlaws 25 Prinlaws Road Leslie Glenrothes Fife KY6 3BN

**Applicant:** Mr Ricky Briggs The Prinlaws 25 Prinlaws Road Leslie Glenrothes Fife KY6 3BN

**Agent:** John Thomson 34 Huntingtower Park Glenrothes Fife KY6 3QF

### **Application Refused**

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

1. In the interests of road and pedestrian safety; the applicant having failed to submit an engineering layout showing the proposed amended road layout with swept paths for an 11m refuse vehicle, such as would allow it to be established that the amended junction layout would operate successfully for all road users; the development therefore contrary to Policy 1: Development Principles and Policy 3: Infrastructure and Services of the adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Making Fife's Places Supplementary Guidance (2018).

**Ward:** Glenrothes North, Leslie And Markinch**Proposal:** Erection of garage with ancillary accommodation**Location:** Craiglea Northall Northall Road Markinch Glenrothes Fife KY7 6JR**Applicant:** Ms Nadia Crawford Craiglea Northall Northall Road Markinch Glenrothes Fife KY7 6JR**Agent:** Alison Arthur 85 High Street Newburgh Fife KY14 6DA**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. 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.
3. To ensure all contamination within the site is dealt with.

50 **Application No:** 22/01006/FULL

**Date Decision Issued:** 19/10/2022

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

**Proposal:** Single storey/domestic double garage/store extension to front of dwellinghouse

**Location:** 4 The Shieling West End Star Glenrothes Fife KY7 6JZ

**Applicant:** Mr Grant Davie 4 The Shieling West End Star KY7 6JZ

**Agent:** Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt KY14 7HB

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

51 **Application No:** 22/01188/FULL **Date Decision Issued:** 19/10/2022

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

**Proposal:** One and a half storey extension to side of dwellinghouse

**Location:** 2 Kirk Wynd Markinch Glenrothes Fife KY7 6DT

**Applicant:** Mr S Szaranek 2 Kirk Wynd Markinch KY7 6DT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



52 **Application No:** 22/03257/CLP

**Date Decision Issued:** 20/10/2022

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

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

**Location:** 4 Betson Street Markinch Glenrothes Fife KY7 6AA

**Applicant:** Mr And Mrs Marwick 4 Betson Street Markinch KY7 6AA

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

**Application Permitted - no conditions**

53 **Application No:** 22/02886/TPN

**Date Decision Issued:** 28/10/2022

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

**Proposal:** Prior notification for installation of 20m telecom mast  
[Site: off Markinch Road/B9130, Woodside, Markinch, Fife, KY7 5RL]

**Location:** Telecommunications Apparatus Markinch Fife

**Applicant:** EE Ltd 1 Braham Street London

**Agent:** Kieran Parker Rutland House 5 Allen Road Livingston

**Application Permitted - no conditions**

54 **Application No:** 22/02918/FULL

**Date Decision Issued:** 06/10/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of ancillary accommodation to rear of dwellinghouse

**Location:** 97 Mina Crescent Kinglassie Lochgelly Fife KY5 0XS

**Applicant:** Mr Kevin Mullen 97 Mina Crescent Kinglassie Scotland KY5 0XS

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

**Application Permitted with Conditions**

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

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

55 **Application No:** 22/03020/CLP

**Date Decision Issued:** 19/10/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Certificate of lawfulness for proposed use of a conference room/showroom area within flooring storage and distribution centre (Class 6) as a trade counter with sale, display and service not principally to visiting members of the public

**Location:** Glen Bakers Ltd Southfield Industrial Estate 5 Faraday Road Glenrothes Fife KY6 2RU

**Applicant:** Mr Charles Lawson 5 5 Faraday Road Southfield Industrial Estate Glenrothes United Kingdom KY6 2RU

**Agent:**

**Application Permitted - no conditions**

56 **Application No:** 22/01341/FULL

**Date Decision Issued:** 21/10/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension to side and 2 dormer extensions to rear of dwellinghouse

**Location:** Chy-An-Kembro Craigend Farm Lochgelly Fife KY5 0UE

**Applicant:** Mr Mariusz Gruszka Chy-An-Kembro Craigend Farm Lochgelly KY5 0UE

**Agent:** Aleksandra Moroz Castle Mills 2 Gilmore Park Studio 1 Edinburgh EH3 9FP

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

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

**Proposal:** Formation of driveway

**Location:** The Den Inn Denmylne Den Of Lindores Cupar Fife KY14 6HT

**Applicant:** Mrs Kayleigh Wallace The Den Inn Denmylne Den Of Lindores Cupar Fife KY14 6HT

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The new vehicular access to the site shall be positioned at the Southernmost corner of the existing boundary wall as shown on submitted photographs entitled SITE PHOTOS.
3. Prior to the proposed vehicular access coming into use, 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 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the existing boundary wall and the existing wooden fence shall require to be lowered to a height no greater than 0.6m along the entire length of the required visibility splays.
4. Prior to the proposed vehicular access coming into use, the first two metre length of the access to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure that the vehicular access is positioned at a location where the full 2m x 43m visibility splay can be provided in both directions to the North and to the South.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road or footway.

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

**Proposal:** Listed Building Consent for removal of existing mortar and repair

**Location:** 41 High Street Auchtermuchty Cupar Fife KY14 7AP

**Applicant:** Ms Katie Pryde 41 High Street Auchtermuchty Cupar Fife KY14 7AP

**Agent:** GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

**Application Permitted with Conditions**

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

1. Following the removal of the existing failed cement render and BEFORE ANY WORKS STARTS on the repair, repointing and/or replacement of the existing stonework, a further written statement with supporting photographs shall be submitted for the written approval of this Planning Authority. This report should clearly demonstrate that the stonework is in a suitable condition to be retained in perpetuity and detail the proposed method and materials to carry out the repair, repointing and replacement of stonework. If it is found that the stonework is not repairable, then the report should clearly demonstrate if the mortar mix chosen has been informed by the presence of any historical lime-based render found following the existing render removal. It should also indicate how the proposed render would be finished in terms of detail and colour. For the avoidance of doubt, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) and all stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework. Thereafter the works shall be carried out in accordance with the approved details.
2. No power tools shall be used to remove the existing cement render from the building, unless otherwise agreed in writing, with Fife Council as Planning Authority.

**Reason(s):**

1. In the interests of visual amenity and protecting the historic fabric of the listed building and its placement within the Auchtermuchty Conservation Area; to ensure that the mortar mix will complement the historic character of the building whilst ensuring no damage to the stonework.
2. In order to protect the historic fabric of a listed building; to ensure no damaged is caused by using power tools.

59 **Application No:** 22/02756/FULL

**Date Decision Issued:** 14/10/2022

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

**Proposal:** Single storey extension to rear of dwellinghouse with associated raised platform

**Location:** Kentallen House Kedlock Feus Kedlock Rathillet Cupar Fife KY15 4PY

**Applicant:** Mr & Mrs Smith Kentallen House Kedlock Feus Kedlock Rathillet Cupar Fife KY15 4PY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



60 **Application No:** 22/02610/FULL

**Date Decision Issued:** 18/10/2022

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

**Proposal:** Single storey extension to rear of dwellinghouse and alterations to garage

**Location:** 16 Freuchie Mill Freuchie Cupar Fife KY15 7JL

**Applicant:** Mr Nigel Reynolds 16 Freuchie Mill Freuchie Scotland KY14 7JL

**Agent:** Paul Higginson 31a Bonnygate Cupar United Kingdom KY15 4BU

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

61 **Application No:** 18/00425/NMV1 **Date Decision Issued:** 19/10/2022

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

**Proposal:** Alterations and extensions to dwellinghouse - non material variation for minor change to staircase layout, addition of garage door, change back door to window and external cladding on dormers

**Location:** Cottage No 1 Drums Farm Cupar Fife KY15 7JQ

**Applicant:** Mr Connor Izatt Cottage No 1 Drums Farm Cupar Fife KY15 7JQ

**Agent:**

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Erection of dwellinghouse and boundary treatment (remove existing former police buildings)  
**Location:** 16 - 18 Low Road Auchtermuchty Cupar Fife KY14 7AU  
**Applicant:** Mr Neill Fenton Islabank 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. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

3. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. 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.
5. Prior to the occupation of the proposed dwellinghouse, 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/Fife Council Transportation Development Guidelines.
6. Prior to the occupation of the proposed dwellinghouse, 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).
7. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

**Reason(s):**

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

2. To ensure all contamination within the site is dealt with.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
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.
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 ensure that no deleterious material is dragged on to the public road.
7. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

63 **Application No:** 22/02785/FULL

**Date Decision Issued:** 27/10/2022

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

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

**Location:** Mayfield Muir Road Freuchie Cupar Fife KY15 7HW

**Applicant:** Dr and Mrs Fawzi Mayfield Muir Road Freuchie Cupar Fife KY15 7HW

**Agent:** Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

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

**Proposal:** Alterations to dwellinghouse for the removal of existing mortar and repair

**Location:** 41 High Street Auchtermuchty Cupar Fife KY14 7AP

**Applicant:** Ms Katie Pryde 41 High Street Auchtermuchty Cupar Fife KY14 7AP

**Agent:** GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Following the removal of the existing failed cement render and BEFORE ANY WORKS STARTS on the repair, repointing and/or replacement of the existing stonework, a further written statement with supporting photographs shall be submitted for the written approval of this Planning Authority. This report should clearly demonstrate that the stonework is in a suitable condition to be retained in perpetuity and detail the proposed method and materials to carry out the repair, repointing and replacement of stonework. If it is found that the stonework is not repairable, then the report should clearly demonstrate if the mortar mix chosen has been informed by the presence of any historical lime-based render found following the existing render removal. It should also indicate how the proposed render would be finished in terms of detail and colour. For the avoidance of doubt, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) and all stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework. Thereafter the works shall be carried out in accordance with the approved details.
3. No power tools shall be used to remove the existing cement render from the building, unless otherwise agreed in writing, with Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity and protecting the historic fabric of the listed building and its placement within the Auchtermuchty Conservation Area; to ensure that the external fabric finish will complement the historic character of the building.
3. In order to protect the historic fabric of a listed building; to ensure no damaged is caused by using power tools.

65 **Application No:** 22/02621/ADV

**Date Decision Issued:** 06/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of non-illuminated ATM surround

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

**Applicant:** Mr Mark Stephens 1 Angel Square Manchester United Kingdom M60 0AG

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

**Application Permitted - no conditions**

66 **Application No:** 22/02300/LBC

**Date Decision Issued:** 06/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Replacement door and windows to flatted dwelling (work completed).

**Location:** 51 High Street Aberdour Burntisland Fife KY3 0SJ

**Applicant:** Ms Janice Richards 51 Main Street Aberdour United Kingdom KY3 0SJ

**Agent:** Gerard Creanor 12 FLAT 1/1 12 Woodside Terrace Glasgow United Kingdom  
G3 7XH

**Application Permitted - no conditions**



67 **Application No:** 22/00497/FULL

**Date Decision Issued:** 07/10/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** Eden Cottage 20 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Mrs Alex Davidson Eden Cottage 20 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Agent:** NEIL MILLSOP 2 SHORE ROAD ABERDOUR UK KY3 9HY

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 7 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NU

**Applicant:** Mr D Carrick 7 Couston Drive Dalgety Bay Dunfermline Fife KY11 9NU

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use from agricultural building to advanced sheep reproduction and veterinary centre and associated development (Sui Generis) (Part retrospective)

**Location:** Existing Agricultural Building At Fordell Firs

**Applicant:** Dr H McKerrow Morris&Young 6 Atholl Crescent Perth Scotland PH1 5JN

**Agent:** E Henderson Hendersons Chartered Surveyors East Netherton KINROSS  
United Kingdom KY13 0SB

**Application Permitted with Conditions**

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

1. Notwithstanding the provisions of section 26 of the Town and Country Planning (Scotland) 1997 (as amended) and the provisions of the General Permitted Development Scotland (Order) 1992 (as amended), or any statutory instrument revoking, amending or re-enacting these with or without modification; the site shall not be used other than as a mixed-use advanced sheep reproduction and veterinary centre, including not solely as a veterinary centre.
2. BEFORE THE USE HEREBY APPROVED IS FIRST BROUGHT INTO USE, OR WITHIN ONE MONTH OF THE DATE OF THIS CONSENT IN THE CASE OF THE USE HAVING ALREADY BEEN BROUGHT INTO USE, the new vehicular access between the parking areas and the vehicular access to Fordell Firs Scout Centre shall have been constructed at a gradient not exceeding 1 in 10 (10%), as shown in Drawing No 005 dated 25/07/22, and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
3. BEFORE THE USE HEREBY APPROVED IS FIRST BROUGHT INTO USE, OR WITHIN ONE MONTH OF THE DATE OF THIS CONSENT IN THE CASE OF THE USE HAVING ALREADY BEEN BROUGHT INTO USE, there shall have been provided within the curtilage of the site 15 nos. parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

**Reason(s):**

1. To ensure proper control over the development in the interests of ensuring development is acceptable in terms of policies in relation to development in the countryside.
2. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interests of road safety; to ensure the provision of adequate on-site parking facilities.

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of short-term holiday accommodation

**Location:** Pleasants Farm Whitehill Aberdour Burntisland Fife KY3 0RR

**Applicant:** Miss Lisa Clegg 23 Selvage Street Kirkcaldy Fife KY11 2QB

**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. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE, full details of the finishes shall be submitted for approval in writing by the Planning Authority:

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

3. Prior to the occupation of the holiday let unit, there shall be 1 No. off street parking space provided for the holiday let unit, in accordance with the current Fife Council Transportation Development Guidelines. The parking space shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the surrounding countryside location.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

71 **Application No:** 22/02737/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension and installation of 2 rooflights to side and installation of French doors to rear of dwellinghouse

**Location:** Bridge View Cottage 3 Ferry Lane North Queensferry Inverkeithing Fife KY11 1PD

**Applicant:** Mr and Mrs Alan Hughes Bridge View Cottage 3 Ferry Lane North Queensferry KY11 1PD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

72 **Application No:** 22/02787/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 8 Pinewood Drive Dalgety Bay Dunfermline Fife KY11 9SP

**Applicant:** Mr Chris Thoms 8 Pinewood Drive Dalgety Bay KY11 9SP

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline KY12 9EG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

73 **Application No:** 22/02789/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement boundary fencing

**Location:** St Colme House St Colme Avenue Aberdour Fife

**Applicant:** Mrs Roisin Morris Shell Centre 2 York Road London SE1 7NA

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Change of use and external alterations of existing split-level domestic garage to form self-contained ancillary accommodation, erection of domestic garage and formation of hardstanding

**Location:** 7 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

**Applicant:** Mr Graeme Macgregor 7 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the new vehicular access coming into use or the occupation of the ancillary accommodation, the construction of any widening of the vehicular crossing of the footway on Inverkeithing Road shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the new vehicular access coming into use or the occupation of the ancillary accommodation, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.
4. 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 to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. 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.



75 **Application No:** 22/02959/LBC

**Date Decision Issued:** 21/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for installation of replacement boundary fencing

**Location:** St Colme House St Colme Avenue Aberdour Fife

**Applicant:** Mrs Roisin Morris Shell Centre 2 York Rd London SE1 7NA

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for single storey extension to rear of dwellinghouse, including formation of replacement staircase with roof terrace, erection of side extension and installation of air source heat pump

**Location:** 1 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Mr Adam Tjolle Seaside House 1 Seaside Place Aberdour Scotland KY3 0TX

**Agent:** Neil Taylor Admiral House 29-30 Martime Street Edinburgh United Kingdom EH6 6SE

**Application Permitted with Conditions**

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

1. The timber exterior of the hereby approved side extension shall be painted with a dark grey finish to match the steel balustrade and aluminium windows unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

77 **Application No:** 16/03554/NMV3

**Date Decision Issued:** 27/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Approval required by condition 1 of Planning Permission 15/01147/PPP for erection of 295 No. residential development with associated access road, infrastructure and open space (Non-Material Variation to 16/03554/ARC for amendments to footpaths, plot positions, boundary positions and retaining walls)

**Location:** Land At Spencerfield The Avenue Inverkeithing Fife

**Applicant:** Alistair Hutton 1 Masterton Park South Castle Drive Dunfermline Scotland KY11 8NX

**Agent:**

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of single storey extension to rear of dwellinghouse, including formation of replacement staircase with roof terrace, erection of side extension and installation of air source heat pump

**Location:** 1 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Mr Adam Tjolle Seaside House 1 Seaside Place Aberdour Scotland KY3 0TX

**Agent:** Neil Taylor Admiral House 29-30 Martime Street Edinburgh EH6 6SE

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The timber exterior of the hereby approved side extension shall be painted with a dark grey finish to match the steel balustrade and aluminium windows unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension and replacement porch extension to front, replacement single storey extension to rear, pitched roof extension to garage and replacement roof covering of dwellinghouse

**Location:** 7 St Colme Road Dalgety Bay Dunfermline Fife KY11 9LH

**Applicant:** Mr John Park 7 St Colme Road Dalgety Bay KY11 9LH

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

80 **Application No:** 22/02763/FULL

**Date Decision Issued:** 28/10/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Replacement single storey extension and installation of replacement door to rear of dwellinghouse

**Location:** 11 Seaside Place Aberdour Burntisland Fife KY3 0TX

**Applicant:** Mr & Mrs Louis & Joyce Ferrie 11 Seaside Place Aberdour KY3 0TX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

81 **Application No:** 22/01579/FULL

**Date Decision Issued:** 04/10/2022

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement street lighting columns

**Location:** Street Record Ava Street Kirkcaldy Fife

**Applicant:** Mr Scott Musiol Bankhead Central Bankhead park Glenrothes Fife KY7 6GH

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved 'Control Pillar' cabinet shall include a non-glossy dark green external finish unless otherwise agreed in writing by Fife Council Planning Authority.

**Reason(s):**

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

82 **Application No:** 22/02712/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Kirkcaldy Central

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

**Location:** 18 Elgin Street Kirkcaldy Fife KY2 5HR

**Applicant:** Mr Gavin Bethune 18 Elgin Street Kirkcaldy KY2 5HR

**Agent:** Peter Simpson 116 Dover Park Dunfermline KY11 8HX

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



83 **Application No:** 22/02846/FULL

**Date Decision Issued:** 20/10/2022

**Ward:** Kirkcaldy Central

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

**Location:** 2 Carlyle Road Kirkcaldy Fife KY1 1DA

**Applicant:** Mr Paul Leishman 2 George Street Kirkcaldy KY1 1UP

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

84 **Application No:** 22/02999/CLP

**Date Decision Issued:** 20/10/2022

**Ward:** Kirkcaldy Central

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

**Location:** 1 Ferrard Road Kirkcaldy Fife KY2 5RY

**Applicant:** Mr & Mrs J Burn 1 Ferrard Road Kirkcaldy Fife KY2 5RY

**Agent:** Stephen Fraser 29 Arkaig Drive Crossford Scotland KY12 8YW

**Application Permitted - no conditions**

85 **Application No:** 22/02871/FULL

**Date Decision Issued:** 21/10/2022

**Ward:** Kirkcaldy Central

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

**Location:** 20 Templehall Avenue Kirkcaldy Fife KY2 6BZ

**Applicant:** Mr Kevin Cowan 20 Templehall Avenue Kirkcaldy Fife KY2 6BZ

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

86 **Application No:** 22/03261/CLP

**Date Decision Issued:** 11/10/2022

**Ward:** Kirkcaldy East

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

**Location:** 18 Rosslyn Wynd Kirkcaldy Fife KY1 2BQ

**Applicant:** Mr & Mrs Dick 18 Rosslyn Wynd Kirkcaldy Fife KY1 2BQ

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

**Application Permitted - no conditions**

87 **Application No:** 22/01522/FULL

**Date Decision Issued:** 11/10/2022

**Ward:** Kirkcaldy East

**Proposal:** Formation of vehicular access

**Location:** 64 Dunnikier Road Kirkcaldy Fife KY1 2RL

**Applicant:** Mr Michael Aird 64 Dunnikier Road Kirkcaldy Fife KY1 2RL

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

### **Application Refused**

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

1. In the interests of road safety; the proposed access by virtue of offering a substandard visibility splay would introduce a significant road, cycle and pedestrian safety issue contrary to Policies 1 and 3 of the Approved FIFEplan (2017), Scottish Planning Policy (2014) and Making Fife's Places - Transportation Development Management Guidelines (2015).

88 **Application No:** 22/02369/FULL

**Date Decision Issued:** 12/10/2022

**Ward:** Kirkcaldy East

**Proposal:** Change of use from gallery (Class 1) to office (Class 4)

**Location:** Ground Floor East 449 High Street Kirkcaldy Fife KY1 2SN

**Applicant:** Mrs Tara Crooke Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Kirkcaldy East

**Proposal:** Erection of steel framed industrial building (Class 5) and associated works

**Location:** Street Record Barclay Court Kirkcaldy Fife KY1 3WE

**Applicant:** Secure Shred Scotland Unit 91 Evans Business Centre Mitchelston Drive  
Kirkcaldy Scotland KY1 3NB

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE HEREBY APPROVED BUILDING IS BROUGHT INTO USE; access to the site shall be constructed at a gradient not exceeding 1 in 20 (5%) in accordance with drawing no 001 (Revision B) and 003 as approved and thereafter maintained as such for the lifetime of the development.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. To ensure all contamination within the site is dealt with.

**Ward:** Kirkcaldy East

**Proposal:** Alterations to garage to form ancillary accommodation including front and formation of dormer extension.

**Location:** Blinkbonny 1 East Albert Road Kirkcaldy Fife KY1 1HJ

**Applicant:** Mr & Mrs Doug Cullen Blinkbonny 1 East Albert Road Kirkcaldy United Kingdom KY1 1HJ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The converted garage shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Should the ancillary residential use cease it shall be fully integrated with the main dwellinghouse as additional residential accommodation.

**Reason(s):**

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



91 **Application No:** 22/02696/ADV

**Date Decision Issued:** 19/10/2022

**Ward:** Kirkcaldy East

**Proposal:** Display of 2 internally/externally illuminated fascia signs and a non-illuminated window sign to front of shop

**Location:** 168 - 172 St Clair Street Kirkcaldy Fife KY1 2DB

**Applicant:** Harris Aslam Glenshire House Unit 14 Randolph Industrial Estate Randolph Place Kirkcaldy KY1 2YX

**Agent:** Ian Gracie Studio 2008, Mile End 12 Seedhill Road Paisley Renfrewshire PA1 1JS

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East

**Proposal:** Alterations and part change of use of existing mixed-use development to form two retail units (Class 1) and two hot food takeaways (Sui Generis) with associated access and parking

**Location:** 39 Rosslyn Street Kirkcaldy Fife KY1 3HS

**Applicant:** Mr George John Mitchell 1 Eagle Street Glasgow Scotland G4 9XA

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

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The cumulative noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 30 during day-time and NR 25 during night-time hours 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 0700-2300hours and night-time shall be 2300-0700hours.

3. BEFORE THE PREMISES BECOMES OPERATIONAL, details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours, control noise emissions and servicing regime shall be submitted by the operator for the prior written approval of this Planning Authority. Thereafter, the approved system must be operated at all times when the restaurant is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with this Planning Authority.
4. The hours of operation of Units 1, 4 & 5 of the development hereby approved shall be restricted to between 06:00 and 22:00 Monday to Saturday and 07:00 and 22:00 on a Sunday.
5. The hours of operation of Units 2 & 3 of the development hereby approved shall be restricted to between 09:00 and 23:00.
6. Prior to the occupation of the first unit, the reconstruction of the existing vehicular crossings of the Rosslyn Street footway back to cycleway/footway with upstand kerbing shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G and shall include the provision of measures to intercept surface water run-off, prior to it reaching the public road boundary (rear of the cycleway/footway).
7. Prior to the occupation of the first unit, a new surface course shall be provided on the public footway and its ancillary vehicular crossings along the full Pottery Street frontage of the application site, in accordance with the current Fife Council Making Fifes Places Appendix G. These works shall include the delineation of the tie in between the public footway and proposed pedestrian area at the frontage of Unit 5.
8. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises, as shown on Drawing No 18. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
9. Within 6 weeks of planning consent being granted and prior to any works commencing on site, revised plans shall be submitted for approval by Fife Council as Planning Authority detailing the physical measures that will be installed (such as gates and lockable bollards) to ensure that only service vehicles can use the one-way service access onto Blyth Street. Once approved, these additional measures shall be provided prior to the occupation of the first unit and be maintained for the lifetime of the development.
10. Prior to the occupation of Unit 1, the servicing arrangement including the one-way route for servicing vehicles shown on Drawing No 07 shall be provided and fully operational and thereafter shall be retained for the lifetime of the development
11. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site 52 parking spaces for vehicles in accordance with the current Fife Council Making Fifes Places Appendix G and as per the layout

shown on Drawing No 07. The parking spaces shall be retained for the lifetime of the development. For the avoidance of doubt, the proposed layby parking space at the frontage off Unit 1 is hereby not approved and shall be deleted from the proposals.

12. Prior to the occupation of the first unit, there shall be provided within the curtilage of the site 3 safe, covered and secure cycle parking spaces in accordance with the current Fife Council Making Fife's Places Appendix G. The cycle parking spaces shall be retained for the lifetime of the development.
13. Prior to the commencement of any construction operations on site, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
14. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

15. 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 14. 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.

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
3. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located adjacent the application site.
4. In order to protect the amenity of adjoining and nearby residents.
5. In order to protect the amenity of adjoining and nearby residents.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
9. In the interest of road safety; to ensure the provision of an adequate design layout and servicing arrangements.
10. In the interest of road safety; to ensure the provision of an adequate design layout.
11. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
12. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
13. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
14. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
15. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
16. To ensure all contamination within the site is dealt with.

93 **Application No:** 22/03102/FULL

**Date Decision Issued:** 13/10/2022

**Ward:** Kirkcaldy North

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

**Location:** 3 Kilspindie Crescent Kirkcaldy Fife KY2 6TB

**Applicant:** Mr Mrs McMurchie 3 Kilspindie Crescent Kirkcaldy Fife KY2 6TB

**Agent:** John Raeburn 12 Tanna Drive Glenrothes Fife KY7 6FX

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

94 **Application No:** 22/02817/FULL

**Date Decision Issued:** 14/10/2022

**Ward:** Kirkcaldy North

**Proposal:** Raising of roof ridge height of dwellinghouse

**Location:** 43 Torvean Crescent Kirkcaldy Fife KY2 6FT

**Applicant:** Mr Robert Hepburn 43 Torvean Crescent Kirkcaldy KY2 6FT

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

95 **Application No:** 22/02963/FULL

**Date Decision Issued:** 20/10/2022

**Ward:** Kirkcaldy North

**Proposal:** Single storey porch extension to front of dwellinghouse

**Location:** 14 Duddingston Drive Kirkcaldy Fife KY2 6JP

**Applicant:** Mrs Irene Birkett 14 Duddingston Drive Kirkcaldy Fife KY2 6JP

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

**Reason(s):**

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

96 **Application No:** 22/01275/FULL

**Date Decision Issued:** 28/10/2022

**Ward:** Kirkcaldy North

**Proposal:** Erection of domestic outbuilding and fence (part retrospective)

**Location:** 34 Barnton Road Kirkcaldy Fife KY2 6XJ

**Applicant:** Mr Stewart Cox 34 Barnton Road Kirkcaldy Fife KY2 6XJ

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of domestic outbuilding to dwellinghouse (retrospective)

**Location:** 29 Broom Crescent Leven Fife KY8 5AF

**Applicant:** Mrs Margaret Murray 29 Broom Crescent Leven Scotland KY8 5AF

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

**Application Permitted with Conditions**

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

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

98 **Application No:** 22/02665/FULL **Date Decision Issued:** 14/10/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Porch extension to front of dwellinghouse

**Location:** 18 Beech Park Leven Fife KY8 5NG

**Applicant:** Mr Steven Glover 18 Beech Park Leven Fife KY8 5NG

**Agent:** Harry Dalglish 15 Beech park Leven United Kingdom Ky8 5ng

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

99 **Application No:** 22/02723/ADV **Date Decision Issued:** 18/10/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Display of three non-illuminated vinyl fascia signs

**Location:** Aldi Turpie Road Leven Fife KY8 4FW

**Applicant:** Aldi Stores Ltd Aldi Pottishaw Road Bathgate United Kingdom EH48 2FB

**Agent:** Avison Young (UK) Ltd. 6th Floor 40 Torphichen Street Edinburgh Scotland EH3 8JB

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo

**Proposal:** Display of 9 No. fascia signs (externally illuminated and non-illuminated), 1 No. externally non-illuminated canopy sign, 4 No. internally illuminated box menu sign and 2 No. totem

**Location:** Stephens Bakery Turpie Road Leven Fife KY8 4FW

**Applicant:** Wm Stephen Bakers Ltd 21 Primrose Lane Rosyth United Kingdom KY11 2RN

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

**Application Permitted with Conditions**

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

1. Prior to the first operations of the proposed development, all signs, including any Totem Signs shall be positioned as shown on Drawing No. 5992(5) SP002 Revision H.

**Reason(s):**

1. In the interest of road and pedestrian safety; to ensure that required visibility splays remain unobstructed and that there is no detriment to road or pedestrian safety.

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Change of use from two flatted dwellings (sui generis) to two short-term let apartments (sui generis) (Retrospective)  
**Location:** 126 Main Street Lower Largo Fife  
**Applicant:** Mr Angus Thomson 5 Comely Bank Edinburgh Scotland EH4 1AN  
**Agent:** Angus Dodds Flat 1 16 St Johns Hill Edinburgh Scotland EH8 9UQ

**Application Permitted with Conditions**

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

1. FOR THE LIFETIME OF THE DEVELOPMENT hereby approved, there shall be 4no. off street car parking spaces provided within the curtilage of the site.

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** The Pines Kirkcaldy Fife KY2 6QX

**Applicant:** Ms Claire Kinnaird The Pines Kirkcaldy Fife KY2 6QX

**Agent:** Ross McIlveen 62 Bennachie Way Dunfermline Fife KY11 8JA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Change of use from shop (Class 1) to hot food takeaway (Sui Generis) (Retrospective)  
**Location:** 3 Knockhill Close Lochgelly Fife KY5 9NE  
**Applicant:** Mr Ibrahim Aytimur 3 Knockhill Close Lochgelly Fife KY5 9NE  
**Agent:** Mark Mclelland 3 Haig Place Windygates United Kingdom KY8 5EE

**Refusal/Enforcement Action****Reason(s):**

1. In the interests of protecting residential amenity; the applicant has failed to demonstrate that the use is not expected to give rise to significant detrimental impact on residential amenity as a consequence of noise from the extraction ventilation system, contrary to the provisions of Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017) and the Council's Policy for Development and Noise (2021).

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Approval of matters specified in conditions 1 and 6 of planning permission in principle 20/03194/PPP; for erection of one dwellinghouse (Class 9) and associated development  
**Location:** Lochgelly Motor Co Ltd 120 Auchterderran Road Lochgelly Fife KY5 9DJ  
**Applicant:** Mr James McPhee 1 Block 10 Glenfield Industrial Estate Cowdenbeath uk ky4 9ht  
**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

**Application Refused****Reason(s):**

1. In the interests of flood risk management; in the absence of the requested further drainage information the development proposals standing to be considered contrary to Scottish Planning Policy (2014); Policy 1: Development Principles, Policy 3: Infrastructure and Services and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan Fife Local Development Plan (2017) in so far as they relate to flood risk management.



**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Single storey extension, raised platform, steps and ballustrades to rear of dwellinghouse  
**Location:** 51 The Beeches Lochgelly Fife KY5 9QB  
**Applicant:** Mr Mike Ness 51 The Beeches Lochgelly KY5 9QB  
**Agent:** Stuart Hannah Liberty Centre Pitreavie Way Dunfermline KY11 8QS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 2 dwellinghouses  
**Location:** Housing Development South Of New Flockhouse Lochore Fife  
**Applicant:** Richard Street Affordable Housing McLean House Cartmore Industrial Estate  
Lochgelly, Fife Scotland KY5 8LL  
**Agent:** Linda Duff Pitreavie Drive Pitreavie Business Park Dunfermline United  
Kingdom KY11 8UH

**Application Permitted with Conditions**

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

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

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

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

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

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

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

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

5. Prior to the occupation of each house, the off-street parking provision as shown on approved document 02 shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Single storey extension, raised platform, steps and balustrade to front of dwellinghouse

**Location:** 8 The Beeches Lochgelly Fife KY5 9QB

**Applicant:** Mr Marcel Moret 8 The Beeches Lochgelly KY5 9QB

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

108 **Application No:** 22/02813/CLP

**Date Decision Issued:** 24/10/2022

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 52 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

**Applicant:** Mr & Mrs Peter Scott 52 Keirs Brae Cardenden Lochgelly Fife KY5 0QF

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

**Application Permitted - no conditions**

**Ward:** Rosyth

**Proposal:** Installation of replacement windows

**Location:** 3 North Row Charlestown Dunfermline Fife KY11 3EL

**Applicant:** Mr D Arnott 3 North Row Charlestown Dunfermline Fife KY11 3EL

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

110 **Application No:** 22/02801/LBC

**Date Decision Issued:** 05/10/2022

**Ward:** Rosyth

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

**Location:** 3 North Row Charlestown Dunfermline Fife KY11 3EL

**Applicant:** Mr D Arnott 3 North Row Charlestown Dunfermline Fife KY11 3EL

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

**Application Permitted - no conditions**

**Ward:** Rosyth  
**Proposal:** Listed building consent for demolition and reinstatement of boundary wall to rear of dwellinghouse  
**Location:** 9 The Old Orchard Limekilns Dunfermline Fife KY11 3HS  
**Applicant:** Broomhall Estate Norma Villa 26 Wilson Street Perth PH2 0EX  
**Agent:** John Wright Norma Villa 26 Wilson Street Perth PH2 0EX

**Application Permitted with Conditions**

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

1. For the avoidance of doubt, the extent of the stone boundary wall to be removed shall be removed by hand and re-used in the approved works. Any required new stone work shall match the original in terms of material, size and colour.

**Reason(s):**

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



**Ward:** Rosyth  
**Proposal:** Installation of French doors, raised platform, privacy screen and steps to rear of dwellinghouse  
**Location:** 5 Rocks Road Charlestown Dunfermline Fife KY11 3EN  
**Applicant:** Mr & Mrs Hew Bishop 5 Rocks Road Charlestown KY11 3EN  
**Agent:** Cheryl Kelly Gardeners Street Dunfermline KY12 0RN

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the approved 1.8m high obscure glazed privacy screen shall be installed prior to the raised platform coming into use and retained as such for the lifetime of the development, unless otherwise approved in writing by the Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to No. 7's rear elevation patio doors and rear garden area.

**Ward:** Rosyth

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

**Location:** 26 Leslie Road Rosyth Dunfermline Fife KY11 2LB

**Applicant:** Mr Alek Christiansen 26 Leslie Road Rosyth Dunfermline Fife KY11 2LB

**Agent:** Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

114 **Application No:** 22/03284/ADV

**Date Decision Issued:** 25/10/2022

**Ward:** Rosyth

**Proposal:** Display of one non-illuminated fascia sign.

**Location:** 4 - 5 Queens Buildings Queensferry Road Rosyth Dunfermline Fife KY11 2RA

**Applicant:** Undefined 4 Queens Building Queensferry Road Rosyth Scotland KY11 2RA

**Agent:** Beatriz Torres 81 Livingston Crescent Falkirk Scotland FK2 9BW

**Application Permitted - no conditions**

**Ward:** Rosyth

**Proposal:** Erection of GeoGrid (FlexMSE) retaining boundary wall

**Location:** 13 Charles Logan Place Rosyth Dunfermline Fife KY11 2QP

**Applicant:** Mr Andrew Clarke 13 Charles Logan Place Rosyth Dunfermline Scotland KY11 2QP

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Rosyth  
**Proposal:** Two storey extension to rear of dwellinghouse, and formation of dormers  
**Location:** 4 Castlandhill Farm Steadings Lothian View Rosyth Dunfermline Fife KY11 2WR  
**Applicant:** Mr Steve Bennett 4 Castlandhill Farm Steadings Lothian View Rosyth Dunfermline Fife KY11 2WR  
**Agent:** Simon Brims 7 East Trinity Road Edinburgh UK EH5 3DZ

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Installation of air source heat pump (amendment to 19/02448/FULL)

**Location:** 41 Learmonth Place St Andrews Fife KY16 8XF

**Applicant:** Mrs Maureen Penman Lea Rig Tyrie Farm Kirkcaldy Scotland KY2 5UQ

**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

**Refusal/Enforcement Action**

**Reason(s):**

1. In the interests of residential amenity and proper planning; the Applicant has failed to submit to the satisfaction of this Council as Planning Authority, a sufficiency of appropriate information to properly demonstrate and inform this Council as Planning Authority that the Air Source Heat Pump (ASHP), as adapted, has been properly and correctly installed within the application site together with the submission of on-site noise assessments all in compliance with MSC Planning Standards and in conformity with condition 2 annexed to the Decision Notice dated 19th November 2019 in relation to Planning Permission 19/02448/FULL. The application proposal is therefore considered to be contrary to Scottish Government Planning Advice Note 1/2011 - Planning and Noise; Policies 1, 10 and 11 of the Adopted FIFEplan 2017; and the Low Carbon Fife Supplementary Planning Guidance (adopted 2019) and is recommended for refusal.

And

That the appropriate enforcement action is taken to ensure that the use of the ASHP ceases on or before 3 months from the date of this decision notice until a satisfactory resolution can be reached.

**Ward:** St. Andrews  
**Proposal:** Subdivision of flatted dwelling (sui generis) to form 2 flatted dwellinghouses (sui generis) including external alterations  
**Location:** North Star 38D North Street St Andrews Fife KY16 9AQ  
**Applicant:** Mrs Shona Geddes 28 Graemeslea View Aberuthven Auchterarder Scotland PH3 1FG  
**Agent:** Muir Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

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

**Location:** North Star 38D North Street St Andrews Fife KY16 9AQ

**Applicant:** Mrs Shona Geddess 28 Graemeslea View Aberuthven Auchterarder Scotland PH3 1FG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



**Ward:** St. Andrews  
**Proposal:** Listed building consent for demolition of existing boundary wall and erection of replacement boundary wall (Retrospective)  
**Location:** 1 Alexandra Place Market Street St Andrews Fife KY16 9XD  
**Applicant:** Mr J Boyle 1 Alexandra Place Market Street St Andrews Fife KY16 9XD  
**Agent:** Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, AND NOTWITHSTANDING WHAT IS NOTED ON ANY APPROVED DRAWING, the replacement natural sandstone boundary wall hereby approved shall NOT have a split face finish but shall consist of natural sandstone with a natural finish to closely match the character and appearance of the uncoursed random rubble sandstone wall it replaces.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the replacement boundary wall faithfully matches the character and appearance of the former Category B Listed Wall.

**Ward:** St. Andrews

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

**Location:** 11 Priestden Park St Andrews Fife KY16 8DL

**Applicant:** Mrs Ciara Kelly 11 Priestden Park St. Andrews Scotland KY16 8DL

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

122**Application No:** 22/02843/FULL

**Date Decision Issued:** 06/10/2022

**Ward:** St. Andrews

**Proposal:** Change of use of flatted dwelling to short-term holiday let (in retrospect)

**Location:** 10E Westview St Andrews Fife KY16 9ED

**Applicant:** Mr and Dr Macnab 22 Royal Crescent Edinburgh Scotland EH3 6QA

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

**Application Permitted - no conditions**

**Ward:** St. Andrews

**Proposal:** Change of use of flatted dwelling (Sui Generis) to short-term holiday accommodation (Sui Generis)

**Location:** 15 The Square Green 26 Kinnessburn Road St Andrews Fife KY16 8TW

**Applicant:** Quinta Kamado Limited Flat 15 Square Green 26 Kinnessburn Road St Andrews United Kingdom KY16 8TW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Formation of pedestrian footpath and installation of street lighting columns

**Location:** Scott Lang Observatory Buchanan Gardens St Andrews Fife KY16 9LZ

**Applicant:** Mr John Calcutt Estates Woodburn Place St Andrews Scotland KY16 8LA

**Agent:** Iain Lyon Codebase 8-10 Corn Exchange Road Stirling United Kingdom FK8 2HX

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The construction of the development shall be carried out fully in accordance with the recommendations (construction method and protection measures) contained within the submitted Tree Survey Report (Plan Reference 06). This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Dormer extension to rear of dwellinghouse, formation of hard surface and erection of fence.

**Location:** 18 Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Mrs Joan Tervit 18 Kilrymont Road St Andrews Fife KY16 8DE

**Agent:** Kenneth Tervit 37 37 Marchbank Drive BALERNO United Kingdom EH14 7ER

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Installation of dormer extension to front of dwellinghouse and installation of balcony to rear of dwellinghouse  
**Location:** The Thistles 9 Aikman Place St Andrews Fife KY16 8XS  
**Applicant:** Mr Jim Sinclair 9 Aikman Place St Andrews UK KY16 8XS  
**Agent:** Mark Mclelland 3 Haig Place Windyates United Kingdom KY8 5EE

**Application Refused****Reason(s):**

1. In the interests of protecting visual amenity; the proposed dormer extension set back distances from ridge, eaves and gables are not acceptable resulting in the dormer being too large in scale and thus overdominating that roofslope. As a result the proposed dormer would have a significant adverse visual impact on the character of this dwellinghouse, it would detract from the visual amenity of the surrounding area and set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposal is considered contrary to the Adopted FIFEplan (2017) policies 1 and 10, Making Fife's Places - Supplementary Guidance (2018), and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

**Ward:** St. Andrews

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

**Location:** 10A Alexandra Place City Road St Andrews Fife KY16 9XD

**Applicant:** Mr Jonathan Heald 10a Alexandra Place St Andrews Scotland KY16 9XD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the installation of 6 replacement windows to the front elevation and the replacement of a modern roof and windows to the rear elevation.

**Location:** 60 - 62 Market Street St Andrews Fife KY16 9NT

**Applicant:** Mr Ah Sang Wong 56,58, 60,62 Market Street St Andrews Scotland KY16 9NT

**Agent:** Connor McGinley Royal Burgh House 380 King Street Rutherglen Scotland G73 1DQ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 09, the replacement windows shall be traditionally constructed single glazed timber 6 over 6 and 1 over 1 sliding sash and case windows which shall closely match the existing windows they are replacing in terms of; fenestration proportions, framing sizes, astragal design and type, opening method, glazing type, and frame colour unless otherwise agreed in writing with this Planning Authority BEFORE the replacement windows are installed. In addition any proposed trickle vents shall be hidden and the windows shall not have horn detailing.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of these Category C Listed Buildings.

**Ward:** St. Andrews

**Proposal:** Alterations and two storey extension to rear of dwellinghouse

**Location:** 10 West Acres St Andrews Fife KY16 9UD

**Applicant:** Mr Angus Farquhar & Mrs Michelle Wilkinson 10 West Acres St Andrews Scotland KY16 9UD

**Agent:** Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Installation of 6 replacement windows to the front elevation and the replacement of a modern roof and windows to the rear elevation.  
**Location:** 60 - 62 Market Street St Andrews Fife KY16 9NT  
**Applicant:** Mr Ah Sang Wong 56, 58, 60, 62 Market Street St Andrews Fife KY16 9NT  
**Agent:** Connor McGinley Royal Burgh House 380 King Street Rutherglen Scotland G73 1DQ

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 08, the replacement windows shall be traditionally constructed single glazed timber 6 over 6 and 1 over 1 sliding sash and case windows which shall closely match the existing windows they are replacing in terms of; fenestration proportions, framing sizes, astragal design and type, opening method, glazing type, and frame colour unless otherwise agreed in writing with this Planning Authority BEFORE the replacement windows are installed. In addition any proposed trickle vents shall be hidden and the windows shall not have horn detailing.

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Installation of solar panels to dwellinghouse and erection of boundary gate.

**Location:** 3 St Leonards Road St Andrews Fife KY16 9DY

**Applicant:** Dr Andrew Popple 3 St Leonards Road St Andrews Scotland KY16 9DY

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Alterations and extension to dwellinghouse

**Location:** Knockhill Of Nydie House Nydie Strathkinness St Andrews Fife KY16 9SL

**Applicant:** Mr Roger McStravick Knockhill Of Nydie House Knockhill Of Nydie House Strathkinness St Andrews United Kingdom ky16 9sl

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE TO DOUBT, all stone details shall be constructed in natural stone of a stone type, colour , finish and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the pitched dormer roofs shall be clad in natural slate.

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 2 Church Square St Andrews Fife KY16 9NN

**Applicant:** Mr S. Paterson 2 Church Square St Andrews Fife KY16 9NN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of replacement windows.

**Location:** 2 Church Square St Andrews Fife KY16 9NN

**Applicant:** Mr S.Paterson blank 2 Church Square St Andrews Fife KY16 9NN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

135 **Application No:** 22/02960/LBC

**Date Decision Issued:** 28/10/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the removal of the greenhouse

**Location:** Craigtoun Country Park Craigtoun Fife

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

**Agent:** Colin Ferguson Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

**Application Permitted - no conditions**



**Ward:** Tay Bridgehead

**Proposal:** Listed Building Consent to remove rear chimney, and to replace roofs and watergoods

**Location:** 17 Inn Street Tayport Fife DD6 9AZ

**Applicant:** Prof Chris Gwenin 17 Inn street Tayport Fife DD6 9AZ

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the replacement roof to the rear dormer shall not be higher than the existing cottage ridge line and shall not be visible from the front principle elevation.
2. FOR THE AVOIDANCE OF DOUBT, the replacement cast iron water goods shall match the existing cast iron profiles and shall be painted grey to match existing.
3. FOR THE AVOIDANCE OF DOUBT, all replacement flat roofs and trims to rear dormer shall be matt grey in colour.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the proposed works do not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that the proposed works do not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; to ensure that the proposed works do not detract from the character and appearance of this Category B Listed Building.

**Ward:** Tay Bridgehead

**Proposal:** Erection of domestic garden room

**Location:** 29 Comerton Place Drumoig St Andrews Fife KY16 0NQ

**Applicant:** Mr Damian Kell 29 Comerton Place Drumoig St Andrews Fife KY16 0NQ

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Tay Bridgehead

**Proposal:** Erection of 6 no dwellinghouses, upgrading of access and formation of car parking (Substitution of house type on plots 2, 3, 4 and 5)(Amendment to 20/00679/ARC)

**Location:** Land To South Of 6 Balgove Road Gauldry Fife

**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Scotland KY7 6LW

**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
3. The proposed landscaping schedule and plan forming part of the approved drawing under drawing number 02A, shall be implemented within the first planting season following the completion of the first dwellinghouse, unless otherwise agreed in writing with this Planning Authority.
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. 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.
6. All roads and associated works serving the proposed development as shown on the approved drawing 02A, shall be designed in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018).
7. PRIOR TO THE OCCUPATION OF EACH PROPERTY, off street parking as shown on the approved drawing 02A shall be provided for that property in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018). The parking shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
8. Prior to the occupation of any property a turning area, constructed in accordance with the SCOTS National Roads Development Guide, shall be available for public use to ensure that all vehicles can enter and exit the access road in a forward gear.
9. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwellinghouse.
10. Prior to the occupation of any dwellinghouse hereby approved, the junction of Balgove Road and the access road to the development shall be constructed in accordance with the most recent approved Roads Construction Consent for the site.

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

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

3. In the interests of visual and residential amenity and the effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. In the interests of 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 maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate off-street parking.
8. In the interest of road safety; to ensure the provision of adequate design.
9. In the interests of road safety.
10. In the interest of road safety; to ensure the provision of adequate design.

**Ward:** Tay Bridgehead

**Proposal:** Alterations to dwellinghouses including formation of balconies, amendments to existing dormers and installation of flue

**Location:** 12 And 14 Flass Road Wormit Newport On Tay Fife DD6 8NL

**Applicant:** Mr Richard and David Hamilton 12-14 Flass Road Wormit Newport On Tay Fife DD6 8NL

**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Fife KY15 4HS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Tay Bridgehead  
**Proposal:** Substitution of House Type on Plot 1 (20/00679/ARC)  
**Location:** Land To South Of 6 Balgove Road Gauldry Fife  
**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Scotland KY7 6LW  
**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.
3. The proposed landscaping schedule and plan forming part of the approved drawing under drawing number 03, 11 and the supporting statement drawing number 15 which indicates additional proposed mature hedge infill planting to the northern edge of the site boundary, shall be implemented within the first planting season following the completion of the first dwellinghouse or completion of Plot 1 whichever comes first, unless otherwise agreed in writing with this Planning Authority.
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. 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 none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
6. All roads and associated works serving the proposed development as shown on the approved drawing 03, shall be designed in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018).
7. PRIOR TO THE OCCUPATION OF THE PROPERTY, off street parking as shown on the approved drawing 03 and 07 shall be provided for plot 1 in accordance with the current SCOTS National Roads Development Guide incorporating the Fife Council Transportation Development Guidelines (2018). The parking shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with this Planning Authority.
8. Prior to the occupation of the property a turning area, constructed in accordance with the SCOTS National Roads Development Guide, shall be available for public use to ensure that all vehicles can enter and exit the access road in a forward gear.
9. No dwellinghouse shall be occupied prior to the installation of operating street lighting and footways (where appropriate) serving that dwellinghouse.
10. Prior to the occupation of any dwellinghouse hereby approved, the junction of Balgove Road and the access road to the development shall be constructed in accordance with the most recent approved Roads Construction Consent for the site.

**Reason(s):**

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

3. In the interests of visual and residential amenity and the effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. In the interests of 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 maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan (2017).
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate off-street parking.
8. In the interest of road safety; to ensure the provision of adequate design.
9. In the interests of road safety.
10. In the interest of road safety; to ensure the provision of adequate design.

**Ward:** Tay Bridgehead**Proposal:** Single storey side extension to dwellinghouse**Location:** Edenview Old St Andrews Road Guardbridge St Andrews Fife KY16 0UD**Applicant:** Mr and Mrs Pitman Edenview Old St Andrews Road Guardbridge St Andrews Scotland KY16 0UD**Agent:** Donald Griffiths Eden Park House Eden Park Cupar Scotland KY15 4HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure any contamination found within the site is fully assessed and all remedial works carried out to the agreed protocol.



142**Application No:** 22/00581/NMV1

**Date Decision Issued:** 25/10/2022

**Ward:** Tay Bridgehead

**Proposal:** Single storey extension to dwellinghouse and erection of garage - non material variation to alter rear extension

**Location:** 18 Balgove Road Gauldry Newport On Tay Fife DD6 8SH

**Applicant:** Mr Stewart Adams 18 Balgove Road Gauldry Newport-on-Tay Fife DD6 8SH

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

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages  
**Proposal:** Listed Building Consent for internal and external alterations including installation of french doors to rear  
**Location:** Balmule House Balmule Dunfermline Fife KY12 0RZ  
**Applicant:** Mr F Jeffrey Balmule House Balmule Dunfermline Scotland KY12 0RZ  
**Agent:** Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the proposed doors hereby approved shall be developed in compliance with the approved proposed elevations (Drawing Number 4) unless otherwise agreed in writing by the Planning Authority.

**Reason(s):**

1. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

**Ward:** West Fife And Coastal Villages

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

**Location:** 8 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

**Applicant:** Mr A Traub 8 Copper Beech Wynd Cairneyhill Dunfermline Fife KY12 8UP

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** West Fife And Coastal Villages  
**Proposal:** Erection of 2 flatted dwellings and associated works  
**Location:** Land Adjacent To Torriebay Hotel Main Street Torryburn Fife  
**Applicant:** Eastway Construction Ltd Unit 79 Ridgeway Hillend Industrial Estate Dunfermline Scotland KY11 9JH  
**Agent:** Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline UK KY11 9JF

### **Application Permitted with Conditions**

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

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

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

3. PRIOR TO THE OCCUPATION OF EACH FLATTED DWELLING, 2 off-street communal parking spaces per flat shall be provided in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 416 - PL 103. These parking spaces shall be retained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE FIRST FLATTED DWELLING; visibility splays of 2 metres by 30 metres (to a point measured 0.5 meters out from the nearside public road channel line) shall be provided and maintained clear of all obstructions exceeding 600 mm in height above the adjoining road channel level, at the junction of the vehicular access with the existing public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splay shall be retained for the lifetime of the development.
5. PRIOR TO THE DEVELOPMENT COMING INTO USE, a completed maintenance schedule for all proposed SuDS, to include a detailed list of activities and timescales, as well as details of how the occupants of the development shall be made aware of their responsibilities, shall be submitted for the written approval of Fife Council as Planning Authority. The maintenance schedule should comply with the CIRIA SuDS Manual.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure all contamination within the site is dealt with.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interests of ensuring the provision of adequate SUDS measures.

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of ancillary accommodation to rear of dwellinghouse

**Location:** Grasmere Cottage 14 Main Street Carnock Dunfermline Fife KY12 9JQ

**Applicant:** Mrs Gillian Docherty Grasmere Cottage 14 Main Street Carnock Dunfermline Fife KY12 9JQ

**Agent:**

**Application Permitted with Conditions**

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

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

147 **Application No:** 22/02895/LBC

**Date Decision Issued:** 21/10/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for the erection of a stone boundary wall including part demolition of existing brick wall and installation of lanterns

**Location:** Bath Castle Bogside Blairhall Alloa Fife FK10 3QD

**Applicant:** Mr Jarrad Cody Bath Castle Bogside Alloa Scotland FK10 3QD

**Agent:** Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted - no conditions**

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of stone boundary wall

**Location:** Bath Castle Bogside Blairhall Alloa Fife FK10 3QD

**Applicant:** Mr Jarrad Cody Bath Castle Bogside Alloa Scotland FK10 3QD

**Agent:** Alan Aitken Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

149**Application No:** 21/01508/CLP

**Date Decision Issued:** 27/10/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Certificate of lawfulness (proposed) for the installation of a steel shipping container for storage purposes associated with playing fields

**Location:** Cairneyhill Primary Northbank Road Cairneyhill Dunfermline Fife KY12 8RN

**Applicant:** Fife Council Rothesay House Community Projects Rothesay House Glenrothes United Kingdom KY12 5PQ

**Agent:** Fife Council Ian Simpson Bankhead Central Bankhead Park Glenrothes UK KY7 6GH

**Application Permitted - no conditions**



**Ward:** West Fife And Coastal Villages

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

**Location:** Tron House West Sandhaven Culross Dunfermline Fife KY12 8JG

**Applicant:** Mr & Mrs Sandy Harris The Tron House (East) Sandhaven Culross Scotland KY12 8JG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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