



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 11/28/2022 - 12/25/2022

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

1 **Application No:** 22/03213/FULL **Date Decision Issued:** 30/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement roof.

Location: Young Community Hall 21 Thistle Street Burntisland Fife KY3 0EQ

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

Agent: Pauline Martin Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The hereby approved 'coated metal fascia trim' as detailed in plan '04 - proposed roof plan specification' shall be coated with a coloured finish to match the existing stonework, unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

2 **Application No:** 22/03356/FULL **Date Decision Issued:** 30/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations to roof ridge of dwellinghouse.

Location: 1 Dallas Avenue Burntisland Fife KY3 9ET

Applicant: Mr Stuart Nicol 1 Dallas Avenue Burntisland Fife KY3 9ET

Agent: Scott Donald Hillside House Belford Road Fort William United Kingdom PH33 6BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

3 **Application No:** 22/03571/FULL **Date Decision Issued:** 30/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 57 Inchgarvie Avenue Burntisland Fife KY3 0BX

Applicant: Mr G Florence 57 Inchgarvie Avenue Burntisland Fife KY3 0BX

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 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.

4 **Application No:** 22/03531/FULL **Date Decision Issued:** 02/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Two storey extension to side of dwellinghouse

Location: 8 Macdonald Place Burntisland Fife KY3 9JT

Applicant: Mrs Julie Pratt 8 Macdonald Place Burntisland Fife KY3 9JT

Agent: Peter Simpson Peter Simpson 116 Dover Park Dunfermline Fife 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.

5 **Application No:** 22/03153/LBC **Date Decision Issued:** 07/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Listed Building Consent for demolition of Category C listed Colinswell Dovecot building
Location: Land To The South Of Aberdour Road At Geds Mill Close Burntisland Fife
Applicant: SIPS Homes Scotland Ltd SIPS Industries Crossway Donibristle Industrial Estate Dalgety Bay United Kingdom KY11 9JE
Agent: Allan Corfield Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline UK KY11 9JF

Application Refused

Reason(s):

1. In the interests of preserving the historic fabric of this Category C Listed building and to ensure retention of its architectural features and materials; the demolition of this Category C Listed Building has not been justified and the loss of this Listed Building would be contrary to Policies 1 and 14 of the Adopted FIFEplan (2017), Scottish Planning Policy (Valuing the Historic Environment) 2014, Historic Environment Policy for Scotland 2019 and Historic Environment Scotland's guidance note on Managing Change in the Historic Environment: Demolition of Listed Buildings.
2. In the interests of safeguarding protected species; insufficient information, by way of the lack of a bat survey, has been submitted to allow a full assessment of the proposal with regards to its potential impact on protected species; all contrary to the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

6 **Application No:** 22/00207/APN **Date Decision Issued:** 07/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: Land At Newbigging Farm To The West Of Glassliehead Dunearn Burntisland Fife

Applicant: Mr Craig Mitchell Newbigging Farmhouse Newbigging Farm Burntisland United Kingdom KY3 0AQ

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

Application Permitted - no conditions

7 **Application No:** 22/03130/FULL **Date Decision Issued:** 07/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of dwellinghouse (Class 9) and associated development (revised scheme)
Location: Land To The North Of Inchgarvie Avenue Aberdour Road Burntisland Fife
Applicant: Paul Dow Joinery Unit 5C Meadowfield Industrial Estate Cowdenbeath Road Burntisland UK KY3 0LH
Agent: Richard McWilliams 108 St Clair Street Kirkcaldy Scotland 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. 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.

- 3.
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 the dwelling, the access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
6. Prior to the occupation of the dwelling, 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 and as per the layout shown on Drawing No PL 003. The parking spaces shall be retained through the lifetime of the development.
7. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and 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 the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. 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.

8 **Application No:** 22/02338/FULL **Date Decision Issued:** 08/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of permanent residential accommodation (log cabin)

Location: Balbie Farm Orrock Auchtertool Burntisland Fife KY3 0AS

Applicant: Mr Kraig Kerr Balbie Farm Chalet Balbie Farm Burntisland UK KY3 0AS

Agent: Vikki Rae Flat 17 25 Shrubhill Walk Edinburgh United Kingdom EH7 4FJ

Application Permitted with Conditions

Approve subject to the following 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.

9 **Application No:** 22/03258/FULL **Date Decision Issued:** 09/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse.

Location: 3 Kilcruik Road Kinghorn Burntisland Fife KY3 9XH

Applicant: Mr Stuart Moncur 3 Kilcruik Road Kinghorn Burntisland Fife KY3 9XH

Agent: Mark Adams 1 Lochmaben Road Glasgow Scotland G69 8LA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

10 **Application No:** 22/02588/LBC

Date Decision Issued: 19/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for internal and external alterations including installation of replacement windows, access ramp and rainwater goods, external painting, re-roofing and erection of fence

Location: Main Gate Lodge Beveridge Park Kirkcaldy Fife KY2 5LZ

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

Agent: kevin tivendale Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A traditional mortar mix shall be used consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.
2. PRIOR TO WORKS COMMENCING ON SITE, specifications of the proposed slate shall be submitted for written approval of Fife Council as Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this 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 listed building.
2. In the interests of protecting the fabric and character of this Category (B) Listed Building.

11 **Application No:** 22/02590/FULL **Date Decision Issued:** 19/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Change of use from office (Class 4) to nursery (Class 10)
Location: Main Gate Lodge Beveridge Park Kirkcaldy Fife KY2 5LZ
Applicant: Fife Council Fife House North Street Glenrothes Fife KY7 5LT Per: Education Service
Agent: Kevin Tivendale Bankhead Central Bankhead Park Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE NURSERY HEREBY APPROVED COMING INTO USE; a transport management plan shall be submitted for the written approval of Fife Council as planning authority.

The development shall be operated in accordance with the details approved through this condition unless otherwise agreed in writing with Fife Council as planning authority.

3. PRIOR TO WORKS COMMENCING ON SITE, specifications of the proposed slate shall be submitted for written approval of Fife Council as Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority. PRIOR TO WORKS COMMENCING ON SITE, specifications of the proposed slate shall be submitted for written approval of Fife Council as Planning Authority. Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
4. A traditional mortar mix shall be used consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety
3. In the interests of protecting the fabric and character of this Category (B) Listed Building.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building.

12 **Application No:** 22/03066/FULL **Date Decision Issued:** 20/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of dormer extensions

Location: 4 Greenmount Drive Burntisland Fife KY3 9JH

Applicant: Mr Kenneth Wilson 4 Greenmount Drive Burntisland Fife KY3 9JH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, the all windows in the hereby approved dormers shall be obscurely glazed and shall be maintained as such for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure the privacy of neighbouring properties is protected.

13 **Application No:** 22/03476/FULL **Date Decision Issued:** 20/12/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of external stairlift to front of flatted dwelling

Location: 37 Inveriel Road Kirkcaldy Fife KY1 1SZ

Applicant: Mrs McClandish 37 Inveriel Road Kirkcaldy Fife KY1 1SZ

Agent: Derek Ross Unit 2/3 Burnside Business Court North Road Inverkeithing United Kingdom KY11 1NZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

14 **Application No:** 22/03999/CLP

Date Decision Issued: 05/12/2022

Ward: Cowdenbeath

Proposal: Certificate of Lawfulness (Proposed) for the installation of rooflights to flatted dwelling.

Location: 90 High Street Cowdenbeath Fife KY4 9NF

Applicant: Mr Alistair Smith 90 High Street Cowdenbeath Fife KY4 9NF

Agent:

Application Permitted - no conditions

15 **Application No:** 22/03746/FULL

Date Decision Issued: 12/12/2022

Ward: Cowdenbeath

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

Location: 3 Southfield Cowdenbeath Fife KY4 9JH

Applicant: Mr Dylan Evans 3 Southfield Cowdenbeath KY4 9JH

Agent: Roderick Maclean 14 Glenfield Gardens Cowdenbeath KY4 9ET

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

16 **Application No:** 22/03829/FULL

Date Decision Issued: 16/12/2022

Ward: Cowdenbeath

Proposal: First floor extension with dormer extensions to front and rear and access stair to side of detached triple domestic garage/store to form ancillary residential accommodation to front of dwellinghouse

Location: 312 Broad Street Cowdenbeath Fife KY4 8HH

Applicant: Mr Billy Whitehead 312 Broad Street Cowdenbeath KY4 8HH

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The ancillary self-contained accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse, and shall not be sold or let as a permanent separate 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 to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

17 **Application No:** 22/03734/CLE

Date Decision Issued: 29/11/2022

Ward: Cupar

Proposal: Certificate of lawfulness (existing) for the storage (Class 6) and sale (Sui Generis) of motorhomes and ancillary retail sale (Class 1) of goods associated with the motorhomes

Location: St Andrews Motor Homes Ltd Cairngreen Cupar Fife KY15 5SY

Applicant: Phoenix Motorhomes St Andrews Motorhomes CAIRNGREEN, Cupar UK KY15 5SY

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

Application Permitted - no conditions

18 **Application No:** 22/03079/FULL

Date Decision Issued: 01/12/2022

Ward: Cupar

Proposal: Erection of garage and installation of photovoltaic panels

Location: 15 - 20 Provost Wynd Cupar Fife KY15 5HE

Applicant: Mr Steven Stewart 15 Provost Wynd Cupar United Kingdom KY15 5HE

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.

Ward: Cupar

Proposal: Erection of 6 dwellinghouses

Location: The Yard Baldinnie Pitscottie Cupar Fife KY15 5LD

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 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.

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 any works starting on site, a vehicular access shall be constructed at the point shown on Drawing No. (03 - PROPOSED SITE PLAN) which shall be constructed as specified under a Roads (Scotland) Act 1984 Vehicle Access Application. For the avoidance of doubt, the first three metre length of the access to the rear of the roadside verge shall be constructed in a paved material (not concrete slabs).
6. Prior to the first use of the new vehicular access, visibility splays of 3m x 140m to the West and 3m x 65m to the East shall be provided and shall remain, in perpetuity, clear of all obstructions exceeding 1.0m in height. For the avoidance of doubt, all roadside boundary markers within the site (i.e. walls, fences, planting, shrubs etc.) shall be maintained in perpetuity outwith the visibility splay line or at a height not exceeding 600mm above the adjacent carriageway level.
7. Prior to the occupation of each dwellinghouse, off street parking shall be provided within the curtilage of each dwellinghouse on the following basis; 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 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 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 access 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.
9. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged onto the public road.
6. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular accesses and the public road. For the avoidance of doubt, the visibility splays to the East, as shown on Drawing No. (03 - PROPOSED SITE PLAN) are hereby not approved.
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.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

20 **Application No:** 22/03181/ADV

Date Decision Issued: 07/12/2022

Ward: Cupar

Proposal: Display of one internally illuminated totem Sign

Location: Stratstone Land Rover Eden Valley Business Park East Road Cupar Fife KY15 4RB

Applicant: Agricar Ltd Agricar Ltd Agricar Ltd Agricar Ltd East Road Eden Valley Business Park Cupar Scotland KY15 4RB

Agent: Phil Birse 26 Montrose Road Forfar Scotland DD8 2HT

Application Permitted with Conditions

Approve subject to the following 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, only the top arm of the totem sign hereby approved shall be internally illuminated and that the illuminated arm part of the totem sign shall not have an illuminance exceeding more than 450 candelas per m2.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, and to ensure that the totem sign is not too distracting.

Ward: Cupar
Proposal: Planning permission in principle for the erection of dwellinghouse and ancillary agricultural storage shed.
Location: Land 100M To The West Of Inglewood Blebocraigs Fife
Applicant: Iain M Brown LLP Morton of Blebo Farm Blebocraigs Cupar Scotland KY15 5UB
Agent: David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, 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) A contaminated land report to address any potential impacts on the site and surrounding area.
2. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
3. Prior to the occupation of the proposed dwellinghouse, there shall be off street parking spaces provided for that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junctions of that house's vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to occupation of the proposed dwellinghouse, the vehicle access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
6. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
7. The dwellinghouse hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. 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.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
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 the junctions of the vehicular access and the public road.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
6. in the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
7. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

22 **Application No:** 22/03376/LBC

Date Decision Issued: 22/12/2022

Ward: Cupar

Proposal: Listed building consent for installation of CCTV equipment

Location: Cupar Railway Station Station Road Cupar Fife KY15 5HX

Applicant: Scotrail 151 St Vincent Street Glasgow United Kingdom G2 5NW

Agent: Emma Hunter Studio 1, Doges, Templeton on the Green 62 Templeton Street Glasgow United Kingdom G40 1DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03303/FULL

Date Decision Issued: 23/12/2022

Ward: Cupar

Proposal: Alterations and extension to industrial unit including re-cladding

Location: William Wilson Plumbing And Heating Supplies Prestonhall Industrial Estate
Cupar Fife KY15 4RD

Applicant: William Wilson Ltd Unit 1 Prestonhall Industrial Estate Cupar Scotland KY15
4RD

Agent: Derek Young 32 Meikle Gardens Westhill Aberdeenshire AB32 6WN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first operations of the extended facility, there shall be 12 No. off street parking spaces provided as shown on Drawing No. 1056-02 (03 - PROPOSED SITE / FLOOR 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. In the interest of road safety; to ensure that adequate off street parking is provided to accommodate the proposal.

24 **Application No:** 22/03929/ADV

Date Decision Issued: 28/11/2022

Ward: Dunfermline Central

Proposal: Display of an internally illuminated poster display unit to front of showroom

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Gary Sample Halbeath Road Dunfermline KY12 7RD

Agent: Peter Tilbey St Peters Place Western Road Lancing West Sussex BN15 8SB

Application Permitted - no conditions

25 **Application No:** 22/03353/FULL **Date Decision Issued:** 30/11/2022

Ward: Dunfermline Central

Proposal: Alterations to Integral garage to form habitable living space

Location: 3 Edgar Street Dunfermline Fife KY12 7EY

Applicant: Mrs - Sutherland 3 Edgar Street Dunfermline United Kingdom KY12 7EY

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.

26 **Application No:** 22/00845/NMV1

Date Decision Issued: 02/12/2022

Ward: Dunfermline Central

Proposal: Erection of single storey extension to rear (removal of existing) (Non-Material Variation to 22/00845/FULL for amendments including flat roof to pitched roof)

Location: 15 Strathmore Drive Dunfermline Fife KY12 7LP

Applicant: Miss Claire Corrieri 15 Strathmore Drive Dunfermline Fife KY12 7LP

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

Application Permitted - no conditions

27 **Application No:** 22/03182/FULL

Date Decision Issued: 06/12/2022

Ward: Dunfermline Central

Proposal: Formation of temporary settlement lagoons (in retrospect).

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: The Technical Department Bellway Homes Scotland East 6 Almondvale
Business Park Livingston United Kingdom EH54 6GA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Planning permission is limited to a period of 3 years commencing from the date of this planning permission. Within six months of the date of this permission, final details of how the settlement lagoons shall be drained, backfilled and reinstated to their original condition shall be submitted for the written approval of Fife Council as planning authority. The works shall then be implemented in accordance with the details approved through this condition within 3 months following the expiration of this temporary consent

Reason(s):

1. To ensure the site is returned to its original condition and not permanently altered from the proposal.

28 **Application No:** 22/03184/FULL

Date Decision Issued: 08/12/2022

Ward: Dunfermline Central

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

Location: 29 Broomieknowe Dunfermline Fife KY11 4YR

Applicant: Mr S Gruitt 29 Broomieknowe Dunfermline Fife KY11 4YR

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: Dunfermline Central

Proposal: Single storey extension to side of dwellinghouse and formation of off street parking access

Location: 137 Brucefield Avenue Dunfermline Fife KY11 4SU

Applicant: Mr Martin Donnelly 137 Brucefield Avenue Dunfermline Fife KY11 4SU

Agent: Charles Borthwick 3 Whinhill Dunfermline Scotland KY11 4YZ

Application Permitted with Conditions

Approve subject to the following 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 extension, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 093 10 info. The parking spaces shall be retained for the lifetime of the development.
3. Prior to the new driveway coming into use, it shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the new driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
5. Prior to the new driveway coming into use, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays 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.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

30 **Application No:** 22/03297/FULL

Date Decision Issued: 13/12/2022

Ward: Dunfermline Central

Proposal: Erection of 1no EV Fast Charger Unit, 1no EV Rapid Charging unit and 1no EV Media charging unit (in retrospect).

Location: Tesco Stores Ltd Winterthur Lane Dunfermline Fife KY12 7BD

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

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

31 **Application No:** 22/03792/CLP

Date Decision Issued: 14/12/2022

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (proposed) for erection of reverse vending machine unit for recycling purposes and associated works

Location: Asda Supermarket St Leonards Street Dunfermline Fife KY11 3AY

Applicant: Asda Stores Limited Asda House Great Wilson Street Leeds UK LS11 5AD

Agent: Katherine Sneed PO Box 2844 Glasgow United Kingdom G61 9DG

Application Permitted - no conditions

32 **Application No:** 21/03544/FULL

Date Decision Issued: 16/12/2022

Ward: Dunfermline Central

Proposal: Change of use from open space to industrial yard (Class 6) and erection of boundary fence (in retrospect)

Location: Gray And Adams Lyneburn Industrial Estate Halbeath Place Dunfermline Fife

Applicant: Gray And Adams Ltd Gray and Adams 1 Lyneburn Industrial Estate Dunfermline Scotland KY11 4JT

Agent: Ross Moore Moore Ross 7 Broomhead Drive Dunfermline Scotland KY129DT

Application Permitted - no conditions

33 **Application No:** 22/03779/FULL

Date Decision Issued: 19/12/2022

Ward: Dunfermline Central

Proposal: Erection of two-storey extension

Location: Pitfirrane Arms Hotel 25 Main Street Crossford Dunfermline Fife KY12 8NJ

Applicant: Mr Scott Adamson Pitfirrane Arms Hotel 25 Main Street Crossford Dunfermline Fife KY12 8NJ

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.

34 **Application No:** 22/03348/FULL **Date Decision Issued:** 20/12/2022

Ward: Dunfermline Central

Proposal: Single storey extension to side of dwellinghouse

Location: 12 Arkaig Drive Crossford Dunfermline Fife KY12 8YN

Applicant: Mr J Farnworth 12 Arkaig Drive Crossford Dunfermline Fife KY12 8YN

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.

35 **Application No:** 22/03760/CLP

Date Decision Issued: 30/11/2022

Ward: Dunfermline North

Proposal: Certificate of Lawfulness (Proposed) for porch extension to front and installation of patio doors (alterations to integral garage)

Location: 61 Craigston Park Dunfermline Fife KY12 0XZ

Applicant: Ms Louise Millar 61 Craigston Park Dunfermline Scotland KY12 0XZ

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

Application Permitted - no conditions

36 **Application No:** 22/03235/FULL

Date Decision Issued: 02/12/2022

Ward: Dunfermline North

Proposal: Erection of domestic outbuilding

Location: 50 Thistle Street Dunfermline Fife KY12 0JA

Applicant: Miss Robyn Vick 50 Thistle Street Dunfermline Fife KY12 0JA

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.

37 **Application No:** 22/03991/CLP

Date Decision Issued: 02/12/2022

Ward: Dunfermline North

Proposal: Installation of replacement window and proposed internal alterations of a domestic dwelling

Location: 22 Mid Beveridgewell Dunfermline Fife KY12 9ES

Applicant: Ms Lynn Garvie 22 Mid Beveridgewell Dunfermline Fife KY12 9ES

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

Application Permitted - no conditions

38 **Application No:** 22/03240/FULL **Date Decision Issued:** 13/12/2022

Ward: Dunfermline North

Proposal: Single storey extension to rear of dwellinghouse.

Location: 85 Pilmuir Street Dunfermline Fife KY12 0LN

Applicant: Mrs Deborah McGirr 85 Pilmuir Street Dunfermline Fife KY12 0LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

39 **Application No:** 22/03432/FULL

Date Decision Issued: 14/12/2022

Ward: Dunfermline North

Proposal: Alterations and installation of rear dormers to roof (Renewal of 19/03672/FULL)

Location: 1 Beck Crescent Dunfermline Fife KY12 0BA

Applicant: Mr Craig Rowe 1 Beck Crescent Dunfermline Fife KY12 0BA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

40 **Application No:** 22/02682/FULL

Date Decision Issued: 07/12/2022

Ward: Dunfermline South

Proposal: Erection of two storey side and rear extension and single storey rear extension with raised platform

Location: 4 Windlebrook Dunfermline Fife KY11 8TW

Applicant: Mr - Akbar 4 Windlebrook Dunfermline Fife KY11 8TW

Agent: SarahJane Kelso Tearloch House Blairadam Kinross Perth & Kinross KY4 0HX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

41 **Application No:** 22/03640/FULL **Date Decision Issued:** 09/12/2022

Ward: Dunfermline South

Proposal: Erection of external stair and raised platform, and replacement of window with a door and sidescreen to side/rear of flat

Location: East Shop 33 Mackie Place Dunfermline Fife KY11 4LS

Applicant: Mr & Mrs Coates East Shop 33 Mackie Place Dunfermline KY11 4LS

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

42 **Application No:** 22/03026/FULL

Date Decision Issued: 13/12/2022

Ward: Dunfermline South

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

Location: 10 Pitbauchlie Bank Dunfermline Fife KY11 8DP

Applicant: Mr L Montgomery 10 Pitbauchlie Bank Dunfermline Fife KY11 8DP

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.

43 **Application No:** 22/03788/CLP

Date Decision Issued: 13/12/2022

Ward: Dunfermline South

Proposal: Certificate of Lawfulness (proposed) for use of existing outbuilding as ancillary beautician (Class 2)

Location: 49 Bruce Gardens Dunfermline Fife KY11 8HG

Applicant: Mrs Kirsty Briggs 49 Bruce Gardens Dunfermline Fife Ky11 8hg

Agent:

Application Permitted - no conditions

44 **Application No:** 22/03331/FULL **Date Decision Issued:** 23/12/2022

Ward: Dunfermline South

Proposal: Erection of boundary fence (retrospective)

Location: 1 Hazel Grove Dunfermline Fife KY11 8BP

Applicant: Mr & Mrs Akbar 1 Hazel Grove Dunfermline uk KY11 8BP

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

Application Permitted - no conditions

45 **Application No:** 19/01307/NMV1

Date Decision Issued: 28/11/2022

Ward: East Neuk And Landward

Proposal: Change of use from hotel (Class 7) and public house (Sui Generis) to form dwellinghouse (Class 9) including partial demolition - Non material variation to approved 19/01307/FULL

Location: Mayview Hotel 40 Station Road St Monans Anstruther Fife KY10 2BN

Applicant: Mr G Hughes 40 Station Road St Monans Scotland KY10 2BN

Agent: Jon Frullani Unit 5, District 10, 25 Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted - no conditions

46 **Application No:** 22/03604/APN

Date Decision Issued: 30/11/2022

Ward: East Neuk And Landward

Proposal: Prior Notification for erection of agricultural building

Location: Farmhouse Falside And Muirlands Ovenstone Pittenweem Anstruther Fife
KY10 2RT

Applicant: Robert Stewart & Co Falside Farm Pittenweem Anstruther Scotland KY10 2RT

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

Application Permitted - no conditions

47 **Application No:** 22/02497/FULL

Date Decision Issued: 02/12/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 Silverdyke Gardens Cellardyke Anstruther Fife KY10 3FH

Applicant: Mr Steve Donaldson 19 Silverdyke Gardens Cellardyke Anstruther Fife KY10 3FH

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. 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.

48 **Application No:** 22/03378/FULL

Date Decision Issued: 02/12/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: Meadow Cottage Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

Applicant: Mrs Sarah Howie Meadow Cottage Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber framed casement windows and thereafter permanently maintained as such with no trickle vents visible externally.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the character and appearance of the Kilconquhar and Barnyards Conservation Area is maintained.

49 **Application No:** 22/03599/FULL

Date Decision Issued: 02/12/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement of roof tiles to dwellinghouse (amendment to 21/02831/FULL)

Location: 1 West Shore St Monans Anstruther Fife KY10 2BS

Applicant: Mr Paul Stanger 2 Magdala Mews Edinburgh United Kingdom EH12 5BX

Agent: Tom Robertson Smith 33 Inchcolm Drive North Queensferry United Kingdom KY11 1LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

50 **Application No:** 22/03263/FULL

Date Decision Issued: 08/12/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows

Location: 1 Bells Wynd Kingsbarns St Andrews Fife KY16 8SP

Applicant: Mr & Mrs Mazs 1 Bells Wynd Kingsbarns St Andrews Fife KY16 8SP

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.

51 **Application No:** 22/03365/FULL

Date Decision Issued: 13/12/2022

Ward: East Neuk And Landward

Proposal: Alterations and extension to rear of dwellinghouse and erection of domestic outbuilding

Location: 17 Marygate Pittenweem Anstruther Fife KY10 2LH

Applicant: Mr & Mrs Brooks 17 Marygate Pittenweem Anstruther Fife KY10 2LH

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.
2. FOR THE AVOIDANCE OF DOUBT, the proposed front windows hereby approved shall be finished externally in white painted timber framed sash and case windows to match existing and thereafter permanently maintained as such with no trickle vents visible externally.
3. FOR THE AVOIDANCE OF DOUBT, the existing shared Right of Access shall be retained and unobstructed on site for the continued use of the surrounding neighbouring properties and thereafter permanently maintained.

Reason(s):

1. In order to comply with the 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 visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Conservation Area.
3. In the interests of safeguarding residential amenity; to ensure the protection and continued use of the shared Right of Access between neighbouring properties.

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations and extension to rear of dwellinghouse and erection of domestic outbuilding

Location: 17 Marygate Pittenweem Anstruther Fife KY10 2LH

Applicant: Mr & Mrs Brooks 17 Marygate Pittenweem Anstruther Fife KY10 2LH

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.
2. FOR THE AVOIDANCE OF DOUBT, the proposed front windows hereby approved shall be finished externally in white painted timber framed sash and case windows to match existing and thereafter permanently maintained as such with no trickle vents visible externally.
3. FOR THE AVOIDANCE OF DOUBT, the existing shared Right of Access shall be retained and unobstructed on site for the continued use of the surrounding neighbouring properties and thereafter permanently maintained.

Reason(s):

1. In order to comply with the 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 visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and Conservation Area.
3. In the interests of safeguarding residential amenity; to ensure the protection and continued use of the shared Right of Access between neighbouring properties.

53 **Application No:** 22/03479/FULL

Date Decision Issued: 13/12/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and repainting of exterior walls to dwellinghouse

Location: 22 High Street Elie Leven Fife KY9 1BY

Applicant: Mr Douglas Cook 22 High Street Elie Leven Fife KY9 1BY

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Conservation Area is maintained.

54 **Application No:** 22/03478/LBC

Date Decision Issued: 14/12/2022

Ward: East Neuk And Landward

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

Location: 22 High Street Elie Leven Fife KY9 1BY

Applicant: Mr Douglas Cook 22 High Street Elie Leven Fife KY9 1BY

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Conservation Area is maintained.

55 **Application No:** 22/03508/FULL

Date Decision Issued: 15/12/2022

Ward: East Neuk And Landward

Proposal: Installation of EV charging unit and remote fuel point and erection of bollards and vent pipes and re-location of bus shelter

Location: RNLI Anstruther Lifeboat Station Anstruther Harbour East Shore Anstruther Fife KY10 3AB

Applicant: Royal National Lifeboat Institution Royal National Lifeboat Institution West Quay Road Poole Dorset England BH15 1HZ

Agent: Euan Jenkins Milton Studio Glamis Angus Scotland DD8 1RG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the new facility, the EV charging unit, remote fuel point and erection of bollards and vent pipes and the re-location of bus shelter shall be carried out as shown on Drawing No.02A.

Reason(s):

1. In order to comply with the 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 and pedestrian safety; to ensure that the proposal complies with what is shown on the submitted drawing.

Ward: East Neuk And Landward
Proposal: Change of use from steading to 8 no. dwellinghouse and associated works
Location: Muircambus Farm Muircambus Kilconquhar Fife
Applicant: Mr Dylan Martin Collins Sandown Sports Park Esher United Kingdom KT10 8AN
Agent: Muir Walker Pride Chartered Architects Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the steadings, In/Out signs shall be provided to be erected behind the prospectively adoptable road.
3. Both the existing and proposed vehicular accesses shall be simple vehicular crossings of the adopted verge rather than large junction radii.
4. Prior to the occupation of the first dwelling, visibility splays of 4.5 metres x 140 metres at the new proposed exit shall be provided and maintained in perpetuity.
5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

6. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSES HEREBY APPROVED, mitigation measures relating to both protected wild birds and bats on site as identified within the Muircambus Steading Bat PRA and Activity Survey Report dated the 19th July 2021 prepared by Gavia Environmental. An appropriate licence may be required separate outwith planning legislation.
7. In accordance with the recommendations detailed in Muircambus Steading Bat PRA and Activity Survey Report dated the 19th July 2021 prepared by Gavia Environmental, no vegetation clearance or building works shall be carried out during the bird breeding season which is March to August inclusive unless otherwise agreed in writing with Fife Council as Planning Authority. If nesting birds are found, these areas of the site will be protected from disturbance until the young have fledged naturally.
8. BEFORE WORKS COMMENCE ON SITE, details of the proposed windows shall be submitted for the prior approval of this Planning Authority. For the avoidance of doubt, the proposed windows shall be timber framed sash and case units or casement units of traditional construction, glazing detail and character and thereafter installed as agreed unless otherwise agreed in writing with this Planning Authority.

Reason(s):

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

2. In the interest of road safety and to avoid confusion.
3. In the interests of road safety.
4. In the interests of road safety.
5. To ensure all contamination within the site is dealt with.
6. In the interests of protecting any potential natural species within the site.
7. In the interests of species protection.
8. In the interests of protecting the visual and traditional rural architectural character of the steading and local area.

57 **Application No:** 22/03095/FULL **Date Decision Issued:** 19/12/2022

Ward: East Neuk And Landward

Proposal: Siting of mobile sauna unit

Location: Elie Harbour The Granary Elie Fife

Applicant: Mrs Judith Dunlop Roseville Links Place Elie Fife KY9 1AX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

58 **Application No:** 22/03339/FULL

Date Decision Issued: 19/12/2022

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse, erection of garden shed and barbecue shelter and formation of raised deck to dwellinghouse

Location: 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Applicant: Ms And Mr Oliver And Henshall 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Agent: Honor Thomson Flat 1 1 Gayfield Place Edinburgh Midlothian EH7 4AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

59 **Application No:** 22/03342/LBC

Date Decision Issued: 19/12/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for external alterations to dwellinghouse

Location: 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Applicant: Ms And Mr Oliver And Hensall 11 Esplanade High Street West Anstruther Fife KY10 3DJ

Agent: Honor Thomson Flat 1 1 Gayfield Place Edinburgh Midlothian EH7 4AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03493/FULL

Date Decision Issued: 20/12/2022

Ward: East Neuk And Landward

Proposal: Single storey extension and roof terrace to rear of dwellinghouse and installation of replacement windows to front of dwellinghouse.

Location: 20 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

Applicant: Mr Ian Henderson 20 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

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. FOR THE AVOIDANCE OF DOUBT, the proposed front windows hereby approved shall be finished externally in traditional sliding timber sash and case windows upon installation and thereafter permanently maintained as such with no visible external trickle vents.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Conservation Area is maintained.

61 **Application No:** 22/03494/LBC

Date Decision Issued: 20/12/2022

Ward: East Neuk And Landward

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

Location: 20 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

Applicant: Mr Ian Henderson 20 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

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. FOR THE AVOIDANCE OF DOUBT, the proposed front windows hereby approved shall be finished externally in traditional sliding timber sash and case windows upon installation and thereafter permanently maintained as such with no visible external trickle vents.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Category C Listed Building and Conservation Area is maintained.

62 **Application No:** 22/03337/LBC

Date Decision Issued: 21/12/2022

Ward: East Neuk And Landward

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

Location: Jasmine Cottage Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

Applicant: Mr Derek Swan Jasmine Cottage Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

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.

63 **Application No:** 22/03347/FULL

Date Decision Issued: 21/12/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement doors to dwellinghouse

Location: Jasmine Cottage Meadow Road Barnyards Kilconquhar Leven Fife KY9 1PD

Applicant: Mr Derek Swan Jasmine Cottage Meadow Road Barnyards Kilconquhar
Leven Fife KY9 1PD

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.

64 **Application No:** 22/02482/FULL **Date Decision Issued:** 22/12/2022

Ward: East Neuk And Landward

Proposal: Erection of domestic garage to dwellinghouse

Location: 5 Baird Place Elie Leven Fife KY9 1EH

Applicant: Mr Francis Hooper 5 Baird Place Elie Leven Fife KY9 1EH

Agent: Julie Whyte The Chapel Barnsley Hall Road Bromsgrove United Kingdom B61 0SZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

65 **Application No:** 22/02667/LBC

Date Decision Issued: 22/12/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of roof mounted solar panels

Location: Acorn Day Nursery Kinaldy Farm Lathockar St Andrews Fife KY16 8NA

Applicant: Mrs Gillian Stewart Acorn Day Nursery Acorn Day Nursery St Andrews The Steadings Kinaldy Farm St Andrews ST ANDREWS United Kingdom KY16 8NA

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.

66 **Application No:** 22/03100/FULL **Date Decision Issued:** 22/12/2022

Ward: East Neuk And Landward

Proposal: Installation of ground mounted solar panels

Location: Tatlock & Thomson Ltd Tatlock House The Teuchats Greenside Leven Fife KY8 5PF

Applicant: Dr Harry Riffkin Teuchats House The Teuchats Leven United Kingdom KY8 5PF

Agent: John Blair 2b Bank Street Alloa United Kingdom FK10 1HP

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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: Listed Building Consent for installation of door and internal alterations to dwellinghouse

Location: Coulter Cottage 7 Links Road Earlsferry Leven Fife KY9 1AW

Applicant: Mrs Katrina Geddis Coulter Cottage 7 Links Road Earlsferry KY9 1AW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed door hereby approved shall be finished externally in white painted timber frames upon installation and thereafter permanently maintained as such with no visible external vents.
3. All stone details to the new door shall be constructed in natural stone of a colour and coursing to match the existing stonework.
4. FOR THE AVOIDANCE OF DOUBT, all existing plaster cornices, skirtings and surrounds shall be retained and continued around the new partitions.

Reason(s):

1. In order to comply with the 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 Category C Listed Building.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building.
4. To protect the internal character and appearance of this statutory Category C Listed Building.

68 **Application No:** 22/03034/FULL

Date Decision Issued: 23/12/2022

Ward: East Neuk And Landward

Proposal: Change of part of a steading to form domestic craft room (amendment to 21/03917/FULL including associated storage and installation of air source heat pump).

Location: Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

Applicant: Mrs Corinna Vincent Balcormo Mains Balcormo Leven Scotland KY8 5QF

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.

69 **Application No:** 22/03035/LBC

Date Decision Issued: 23/12/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for external and internal alterations including replacement windows and installation of doors and rooflights (amendments to 22/00028/LBC)

Location: Balcormo Mains Balcormo Upper Largo Leven Fife KY8 5QF

Applicant: Mrs Corinna Vincent Balcormo Mains Balcormo Leven Scotland KY8 5QF

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

Application Permitted - no conditions

70 **Application No:** 22/03382/FULL

Date Decision Issued: 23/12/2022

Ward: East Neuk And Landward

Proposal: Change of use of land to allow siting of cabin (Sui Generis) and associated surface and foul drainage system (retrospective).

Location: The Stables Visitor Centre Cambo Kingsbarns St Andrews Fife KY16 8QD

Applicant: Off Grid Travel Hill of Morphie c/o ABC Planning & Design Hill of Morphie St Cyrus Scotland DD10 0AB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 ANY DOUBT, the holiday accommodation hereby approved shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks. The owners of the holiday accommodation shall maintain an up-to-date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request from this Planning Authority.
3. Prior to the first use of the proposed holiday cabin, there shall be 1 No. off street parking space reserved within the existing car park to be used for the sole use of the occupants of the cabin. 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 order to define the terms of the consent.
3. In the interest of road safety; to ensure that adequate off street parking is in place and reserved for the occupants of the proposed holiday cabin.

71 **Application No:** 22/03608/FULL **Date Decision Issued:** 30/11/2022

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to side of dwellinghouse

Location: 290 Cluny Place Glenrothes Fife KY7 4QX

Applicant: Ms Fiona McDonald 290 Cluny Place Glenrothes KY7 4QX

Agent: Beatriz Torres 81 Livingston Crescent Falkirk FK2 9BW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03545/FULL

Date Decision Issued: 19/12/2022

Ward: Glenrothes Central And Thornton

Proposal: Formation of new entrance and exit doors to southwest elevation.

Location: KKR Office Newark Road North Glenrothes Fife KY7 4NT

Applicant: KKR Ltd Unit 1 Waverley Road Mitchelston Industrial Estate Kirkcaldy Fife KY1 3NH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

73 **Application No:** 22/03614/FULL

Date Decision Issued: 07/12/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension and erection of replacement screen fence to rear of dwellinghouse

Location: 4 Cadham Crescent Glenrothes Fife KY7 6PG

Applicant: Mrs Patricia Allan 4 Cadham Crescent Glenrothes KY7 6PG

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, and prior to the approved extension coming into use, the approved 1.8m high close-boarded screen fence shall be installed and retained in place as such for the lifetime of the development, unless otherwise agreed in writing with the planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to the immediate neighbouring residential property No. 5 to the east side of the site.

74 **Application No:** 22/03165/FULL **Date Decision Issued:** 15/12/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Fleming Place Glenrothes Fife KY7 5GH

Applicant: Mrs Frances Boyle 12 Fleming Place Glenrothes KY7 5GH

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

75 **Application No:** 22/03526/FULL **Date Decision Issued:** 20/12/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Dormer extension to rear of dwellinghouse

Location: 4 Hill Terrace Markinch Glenrothes Fife KY7 6EN

Applicant: Miss L Agnew 4 Hill Terrace Markinch KY7 6EN

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

76 **Application No:** 21/03138/FULL

Date Decision Issued: 23/12/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Dormer extension and installation of rooflights and glass balustrade to roof of dwellinghouse

Location: Woodlands House Woodlands Markinch Glenrothes Fife KY7 6HE

Applicant: Ms Fiona Soutar Woodlands House Woodlands Markinch KY7 6HE

Agent: Fife Architects Unit 3 15 Station Road St Monans 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.

77 **Application No:** 21/03139/LBC

Date Decision Issued: 23/12/2022

Ward: Glenrothes North, Leslie And Markinch

Proposal: Listed building consent for dormer extension and installation of rooflights and glass balustrade to roof of dwellinghouse

Location: Woodlands House Woodlands Markinch Glenrothes Fife KY7 6HE

Applicant: Ms Fiona Soutar Woodlands House Woodlands Markinch KY7 6HE

Agent: Fife Architects Unit 3, 15 Station Road St Monans 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.

Ward: Glenrothes West And Kinglassie
Proposal: Construction of a Terrestrial Solar Farm and Associated Development (Section 42 application to vary condition 10 (landscaping) of 20/02221/ARC)
Location: Westfield O C C S Fife
Applicant: Mr Robert Watson c/o Agent Canning Street Edinburgh Scotland EN3 8EG
Agent: Andrew Russell Well House Barns 11 Chester Road Chester Wales CH4 0DH

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

1. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, as set out in the approved Phasing Plan accompanying planning permission 16/03661/EIA, a comprehensive Site Investigation (carried out to the appropriate Phase level), shall be submitted to and approved in writing by this Planning Authority. The investigation shall be completed in accordance with the advice given in Planning Advice Note 33, Part IIA of the Environmental Protection Act 1990, DEFRA/EA Contaminated Land Report 11 - Model Procedures for the Management of Land Contamination, and BS 10175:2001 - The Investigation of Potentially Contaminated Sites Code of Practice. If the risk assessment identified any unacceptable risks as defined under Part IIA of the Environment Protection Act, a detailed remediation strategy will be submitted to and approved in writing by this Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of this Planning Authority's written approval of the remediation plan and a verification report shall be submitted on completion of all works.
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 Fife Council as 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 Fife Council as planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fife.gov.uk/contaminatedland.
3. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with Fife Council as planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to Fife Council as planning authority. Unless otherwise agreed in writing with Fife Council as 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 Fife Council as planning authority.
4. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and Fife Council as planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with Fife Council

as 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 Fife Council as planning authority or (b) Fife Council as 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 Fife Council as planning authority. Unless otherwise agreed in writing with Fife Council as 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 Fife Council as planning authority.

5. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, a phase-specific Construction Environmental Management Plan (CEMP) shall be submitted to and approved by Fife Council as planning authority. The CEMP shall include:
- i) A Construction Traffic Management Plan, which shall:
 - specify the type and number of vehicles expected to be using the site on a regular basis;
 - specify the vehicle delivery hours and the means for ensuring that delivery vehicles comply with those hours;
 - provide details of the construction compound(s);
 - provide for the parking and manoeuvring of vehicles of site operatives and visitors;
 - provide for the loading and unloading of plant and materials;
 - provide for the storage of plant and materials used in constructing the development;
 - specify off site construction vehicle routing and effects of the routing on the road network in terms of road closures etc;
 - specify any stopping up of public footways/public parking bays or area of the road network itself;
 - specify details of supporting staff/operative travel management initiatives; and
 - specify details for the management of and procedures for the delivery of abnormal loads.
 - ii) Ecology: A scheme (including a Species Protection Plan) to minimise, mitigate and monitor potential impacts on ecological/ ornithological interests during construction of the phase shall be implemented in accordance with the construction related ecological mitigation measures contained in the Environmental Statement (Chapter 6 - Ecology and Nature Conservation and Appendix 13.1 - Summary of Mitigation Measures) of approved associated application 16/03661/EIA. Details of the findings of updated pre-start species surveys, along with details of any mitigation requirements and design changes, must be provided to Fife Council as planning authority in advance of work commencing on the phase.
 - iii) Dust: A scheme to minimise and mitigate the effects of construction related dust on local air quality during the construction works.
 - iv) Noise and Vibration Management Plan: A scheme developed in accordance with British Standard BS5228:2009+A1:2014 Code of Practice for Noise And Vibration Control on Construction and Open Sites detailing the following:
 - the measures that will be undertaken to measure and monitor construction related noise and vibration;
 - mitigation measures that will be used to reduce noise and vibration levels; and
 - actions that will be taken to respond to noise and vibration complaints.
 - v) Site Waste Management: A Site Waste Management Plan setting out the measures that will be employed to minimise the amount of construction waste resulting from the construction works. All waste materials from construction works shall be reused, recycled or dealt with in accordance with the Site Waste Management Plan.
 - vi) Surface Water Quality: A Pollution Prevention Plan describing the measures to be adopted to reduce the potential for adverse water quality impacts during the construction of the phase. The Pollution Prevention Plan shall include the construction related water quality mitigation measures contained in the submitted Environmental Statement (Chapter 10 - Surface Water and Flood Risk and Appendix 13.1 - Summary of Mitigation Measures).
 - vii) Land Stability: An Engineering/Construction Method Statement that shall include details of the engineering operations that will be undertaken to protect the stability of the site and surrounding third party property and land.
 - viii) Wheel cleaning facility: A scheme specifying the wheel cleaning facilities that shall be provided at the entrance/exit to each development phase such that no mud, debris or other deleterious material is carried by vehicles onto the adjacent internal access roads or public roads and footways. For the avoidance of doubt such facilities shall be retained and maintained for the duration of operations on that phase. The approved CEMP shall be implemented as approved and shall be adhered for the duration of construction works on that phase. Any subsequent amendments required to the CEMP following the commencement of works within that phase shall be agreed in writing with Fife Council as planning authority before the amendments are implemented.

6. PRIOR TO ANY WORK COMMENCING ON THIS SITE/PHASE, a Surface Water Drainage scheme shall be submitted to and approved in writing by Fife Council as planning authority. The scheme shall follow the principles set out in the submitted Drainage Impact Assessment dated September 2016 and shall provide that surface water from the phase shall be dealt with using Sustainable Urban Drainage System techniques as advocated in The SuDS Manual (CIRIA C753, 2015). It shall include full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained.
7. Unless otherwise agreed in writing with Fife Council as planning authority, the normal working hours for restoration and construction activities within the site shall be restricted to Monday to Friday between 7.00am to 7.00pm, 7.00am to 4.00 pm on a Saturday and at no time on a Sunday or Scottish Public Holiday or during the annual Kinross Agricultural Show and Loch Leven Half Marathon. No commercial vehicles associated with the restoration or construction work shall enter or leave the site before 7.00am and after 7.00pm Monday to Friday; before 7.00am and after 4.00pm on a Saturday and at any time on a Sunday. Outside of these hours, restoration or construction activities at the site shall be limited to maintenance, emergency works, dust suppression and the testing of plant and equipment, or, work that is not audible from any noise sensitive property beyond the site boundary.
8. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with Fife Council as planning authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a suitable bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by Fife Council as planning authority before those clearance works commence. Once written approval has been given, the works themselves should be carried out within a specified and agreed timescale.
9. All temporary contractors' site compounds shall be removed and the land reinstated to its former profile and condition no later than 3 months following the final commissioning of each approved development phase, unless otherwise agreed in writing with Fife Council as planning authority.
10. Landscape design, specification, monitoring and aftercare shall be undertaken in line with the information provided in drawings 2836-01-20 Rev A, 2836-01-21 and 2836-01-22, all as hereby approved.

Reason(s):

1. To avoid unacceptable risks to human health and the environment, to ensure the land is remediated and made suitable for its proposed use.
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 there is no risk from any site contamination to both existing and proposed properties; and to ensure no threat to public health.
5. To minimise the environmental impact of construction activities resulting from the proposed development.
6. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
7. In the interests of protecting residential amenity, and to minimise noise distribution, to protect the amenity of nearby residents.
8. In order to avoid disturbance during bird breeding seasons.
9. In the interests of visual amenity and protecting the natural heritage, to ensure temporary compounds do not leave a footprint on site.
10. In the interests of visual amenity and protecting the natural heritage, to ensure that proposed landscaping features become properly established and are maintained to a high standard once the development is operational.

79 **Application No:** 22/03834/TPN

Date Decision Issued: 07/12/2022

Ward: Glenrothes West And Kinglassie

Proposal: Prior Notification for installation of 20m telecommunications monopole and associated cabinets

Location: Telecommunications Mast Minto Place Glenrothes Fife

Applicant:

Agent: Dot Surveying Ltd Tom Gallivan 14 Inverleith Place Edinburgh EH3 PZ

Application Permitted - no conditions

Ward: Glenrothes West And Kinglassie

Proposal: Erection of 4 no. whisky maturation warehouses (Class 6) bottling and maintenance building (Class 5), ancillary office and temporary office/gatehouse (Class 4) and formation of internal roads, associated parking, boundary treatments and SUDS (Section 42 application to amend conditions 2 and 6 of planning permission reference 22/01031/FULL)

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS START ON SITE, visibility splays 2.4 metres x 90 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the site access and Crompton Road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained through the lifetime of the development.
3. PRIOR TO FIRST OCCUPATION OF THE ANCILLARY OFFICE AND TEMPORARY OFFICE/GATEHOUSE, the vehicular access, off-street car parking and ELV charging points shown on drawing PL-203 (document 03) shall be provided and made available for use by staff and visitors.
4. BEFORE ANY WORKS START ON SITE, a Construction Environmental Management Plan (CEMP), designed to ensure appropriate environmental management practices are applied, shall be submitted to Fife Council as Planning Authority for its written approval. The CEMP shall include proposed hours of deliveries and construction work, as well as details of how potential noise and dust nuisance during construction will be mitigated. The CEMP shall also detail how the mitigations recommended in the Extended Phase 1 Habitat Survey (Direct Ecology, 1st April 2022, Version 1, Chapter 4) shall be secured. Once agreed, operations shall adhere to the provisions of the CEMP throughout the construction period. WHERE ANY WORKS ARE TO BE CARRIED OUT BETWEEN THE MONTHS OF MARCH TO AUGUST INCLUSIVE, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of nesting birds, and recommend appropriate mitigation of works to protect potentially affected species.
5. BEFORE ANY WORKS START ON SITE, a Landscape Plan detailing: the numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted; the extent and profile of any areas of earth-mounding; the phasing of the site; and the future management and aftercare of the proposed landscaping, planting and SuDS, shall be submitted for approval in writing by this Planning Authority. The Landscape Plan should incorporate, where appropriate, the mitigations recommended to increase biodiversity on site in the Extended Phase 1 Habitat Survey (Direct Ecology, 1st April 2022, Version 1, Chapter 4). Thereafter the management and aftercare of the landscaping, planting and SuDS shall be carried out in accordance with these approved details, unless otherwise agreed in writing by Fife Council as Planning Authority.
6. BEFORE ANY WORKS START ON SITE, a National Vegetation Classification (NVC) survey of the marshy grassland on the southern part of the site shall be undertaken during the appropriate survey season (May to September) to fully assess the potential of the habitat to be groundwater dependent. The NVC survey shall be submitted for the consideration of Fife Council as Planning Authority, in consultation with the Scottish Environment Protection Agency, and any mitigation measures recommended by the NVC survey shall be implemented as part of the planning permission hereby approved.
7. An Environmental DNA (eDNA) has been approved by this Planning Authority only for Pond 1. For the avoidance of doubt, only works can start on site shown within the red line boundary on the drawing found at Figure 2 of the Direct Ecology Update of 4th October 2022. The findings of the approved eDNA survey of 4th

October 2022, particularly the Recommendations on Page 4 of the Direct Ecology document, shall be adhered to in implementing the planning permission hereby approved. For any further works planned out with the red line boundary these shall be subject to further planning permission. Consequently, for any of these further works a new eDNA survey shall be submitted for the consideration of Fife Council as Planning Authority, in consultation with NatureScot, and the findings of the new eDNA survey shall be adhered to in implementing any further works relative to any further proposals.

8. BEFORE ANY WORK STARTS ON SITE, final details of the finishes (including colour) of all buildings and structures to be erected on site, as hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority.
9. PRIOR TO THE COMMISSIONING OF THE DEVELOPMENT HEREBY APPROVED, an Operational Lighting Scheme, specifying the detail of any artificial lighting to be used on site during the life of the planning permission hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority. The Lighting Scheme should take cognisance of measures to protect existing natural habitats, such as the guidance contained within the "Bats and Lighting Guidance" document (ILP, 2018) <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Reason(s):

1. In order to comply with the 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 visibility at the junctions of the vehicular access with the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of adequate access and parking provision.
4. In the interests of best environmental practice and to protect residential amenity; in the interests of protecting nesting birds from adverse effects of site development works.
5. In the interests of amenity and the environment; to ensure that adequate measures are put in place to protect the landscaping, planting and SuDS in the long term and secure the required mitigation for sensitive habitats and species present on and near the site.
6. In the interests of protecting GWDTEs (Groundwater Dependent Terrestrial Ecosystems).
7. To assess the presence, and secure the habitat, of any great crested newts on site.
8. In the interests of amenity, to minimise the visual impact of the development in the landscape.
9. In the interests of residential amenity and ecology.

81 **Application No:** 22/03180/FULL **Date Decision Issued:** 13/12/2022

Ward: Glenrothes West And Kinglassie

Proposal: Extension to industrial unit

Location: Moffat And Williamson Ltd Viewfield Industrial Estate 9 Boston Road
Glenrothes Fife KY6 2RE

Applicant: Mr Fraser Pearce Moffat & Williamson Depot 9 Boston Road Viewfield Ind Est
Glenrothes KY6 2RE

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

82 **Application No:** 21/01678/NMV1

Date Decision Issued: 20/12/2022

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from open space to allow for storage of caravans and containers, erection of boundary fence and gate and installation of lighting columns and CCTV (Non-Material Variation to 21/01678/FULL for amendment to boundary fence details)

Location: System Homes Workshop Viewfield Industrial Estate Boston Road Glenrothes Fife

Applicant: Mr Scott Rafferty 24 Fernhill Drive Windygates KY8 5ED

Agent: Joe Fitzpatrick 35 Aytoun Crescent Burntisland KY3 9HS

Application Permitted - no conditions

83 **Application No:** 22/03163/ADV

Date Decision Issued: 20/12/2022

Ward: Glenrothes West And Kinglassie

Proposal: Display of 2 nos. internally-illuminated fascia signs (retrospective)

Location: 69 Main Street Kinglassie Lochgelly Fife KY5 0XA

Applicant: Yuvi's 69 Main Street Kinglassie KY5 0XA

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

84 **Application No:** 22/02597/FULL **Date Decision Issued:** 29/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of replacement retaining wall

Location: Street Record Towerwell Square Footpath From 3 Towerwell Square To 3 Clatchard Court With Branch Newburgh Fife

Applicant: Mr Alan Hall Rothesay House Rothesay Place Glenrothes Fife KY7 5PQ

Agent: Grant Livingstone Bankhead Fife Council Bankhead Central Glenrothes Fife KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

85 **Application No:** 22/03040/FULL **Date Decision Issued:** 01/12/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to side of dwellinghouse.

Location: 84 Back Dykes Terrace Falkland Cupar Fife KY15 7BB

Applicant: Mr Martin McBeth 84 Back Dykes Terrace Falkland Cupar United Kingdom
KY15 7BB

Agent: John Hutton 23 Marshall Gardens Kilmarnock Scotland KA3 2TZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/04059/CLP

Date Decision Issued: 09/12/2022

Ward: Howe Of Fife And Tay Coast

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

Location: Colzie Cottage Pitmedden Auchtermuchty Cupar Fife KY14 7EQ

Applicant: Mr A Harris Colzie Cottage Pitmedden Auchtermuchty Cupar Fife KY14 7EQ

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

Application Permitted - no conditions

87 **Application No:** 22/03131/FULL **Date Decision Issued:** 14/12/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of canopy to rear of dwellinghouse.

Location: 12 Clinton Street Newburgh Cupar Fife KY14 6DP

Applicant: Mr . Waters 12 Clinton Street Newburgh Scotland KY14 6XP

Agent: Alex Paterson 1 Gardeners Street Dunfermline Fife KY4 0RN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of temporary access and site compound (18 months)

Location: Street Record Low Road Auchtermuchty Fife

Applicant: Mr Richard Heffron Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Agent: Kay Kinninmonth Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
3. Before it comes into use, notification of the completion of the temporary access, road, site compound and footpath shall be given to Fife Council as Planning Authority. Once the notification has been acknowledged, the use of the temporary elements hereby approved shall be restricted to period of 18 months from the date of which the completion has been acknowledged. After which, the land (including the low stone boundary wall along the northern boundary of the site and footway along the southern side of the A91) shall be fully restored to its pre-development condition within 6 weeks, all to the satisfaction of Fife Council as Planning Authority, unless otherwise agreed in writing.
4. Prior to the temporary vehicular access coming into use for the first time, visibility splays 2 metres x 60 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the temporary vehicular access with Low Road in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
5. Prior to the commencement of any activity on site details of the measures to be employed to prevent mud, debris or other deleterious material being carried onto and accumulating on the public roads adjacent to the site shall be submitted for the written approval of this planning authority and shall thereafter be maintained throughout the construction period of the development.
6. Prior to being erected on site, full details of any fencing to be erected shall be submitted to Fife Council as Planning Authority for prior written approval.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to define the terms of the consent; the proposal has not been assessed as a permanent operation.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
5. In the interests of road safety.
6. In the interest of visual amenity; to ensure the fencing is appropriate in terms of both scale and design.

89 **Application No:** 22/03211/FULL **Date Decision Issued:** 23/12/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to side and rear of dwellinghouse

Location: No 1 Cottage Denmuir Farm Ayton Lindores Cupar Fife KY14 6JQ

Applicant: MR & MRS GEOFF FISHER No 1 Cottage Denmuir Farm Ayton Lindores
Cupar Fife KY14 6JQ

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.

90 **Application No:** 22/03204/FULL

Date Decision Issued: 28/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of dormer extensions to front and rear of dwellinghouse

Location: Springbank 22 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

Applicant: Mrs J Pearson Springbank 22 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

Agent: Andrew Allan Balcairn House Viewfield Terrace Dunfermline United Kingdom 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.

91 **Application No:** 22/03279/ADV **Date Decision Issued:** 30/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of 8 externally illuminated Fascia signs

Location: Unit 10 Belleknowes Industrial Estate Inverkeithing Fife KY11 1HZ

Applicant: Miss Sophie Boyce Greens the Signmakers Brighton Street Hull United Kingdom HU3 4UW

Agent:

Application Permitted - no conditions

92 **Application No:** 21/02523/FULL

Date Decision Issued: 02/12/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations to existing rear extension including installation of roof lantern

Location: 14 Mortimer Court Dalgety Bay Dunfermline Fife KY11 9UQ

Applicant: Mrs Catherine Chorley 14 Mortimer Court Dunfermline Fife KY11 9UQ

Agent: 1st Architects Adrian Neville 12 Post Office Lane North Queensferry Fife KY11 1JP

Refusal/Enforcement Action

Reason(s):

1. In the interests of safeguarding visual amenity; the proposed alterations to the rear extension by virtue of the resultant scale, mass and design would dominate and detract from the appearance of the dwellinghouse and surrounding residential environment. The proposal is therefore contrary to Policies 1 and 10 of the FIFEplan (2017) and Fife Council's Planning Customer Guidelines on Home Extensions (including garages and conservatories) (2016).

93 **Application No:** 22/03264/FULL **Date Decision Issued:** 12/12/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of steel shutter door

Location: Unit 26 Belleknowes Industrial Estate Inverkeithing Fife KY11 1HZ

Applicant: Chilli Services 31 Station Road Industrial Estate Mauchline KA5 5EU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

94 **Application No:** 22/03625/FULL **Date Decision Issued:** 19/12/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

Location: 25 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

Applicant: Mr, & Miss Heatherington Petford 25 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

Agent: RDA Architects Seabraes House Greenmarket Dundee Scotland DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03810/FULL **Date Decision Issued:** 19/12/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Alterations and extension to dwellinghouse

Location: 54 Granton View Dalgety Bay Dunfermline Fife KY11 9FX

Applicant: Mr Michael Kirby 54 Granton View Dalgety Bay Dunfermline Fife KY11 9FX

Agent: John Allan 41 Fitzallan Place Wester Inch West Lothian United Kingdom EH48 2UN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03480/FULL **Date Decision Issued:** 21/12/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 18 Carcraig Place Dalgety Bay Dunfermline Fife KY11 9ST

Applicant: Mrs S Gell 18 Carcraig Place Dalgety Bay Dunfermline Fife KY11 9ST

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: Inverkeithing And Dalgety Bay

Proposal: Application for a 19.9MW gas-fired peaking plant and associated infrastructure (Section 42 application to amend condition 1 of planning permission 19/02662/FULL to extend the permission from 20 years to 25 years)

Location: Black Shed Site Belleknowes Industrial Estate Inverkeithing Fife

Applicant: Mr Jim Cleland Clydeview 22 Riverside Business Park Pottery Street Greenock Scotland PA15 2UZ

Agent: Stuart MacGarvie Littlehill littlehill, keir, Dunblane United Kingdom FK15 9NU

Application Permitted with Conditions

Approve subject to the following 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 permission hereby granted shall be for an operational period of twenty five years from the date of commissioning by which time, unless with the express prior approval of the Planning Authority, the gas-fired peaking plant and any buildings or ancillary equipment or features associated with the approved scheme shall be dismantled and removed from the site, and the ground fully reinstated to the satisfaction of Fife Council as Planning Authority.
3. BEFORE ANY WORK STARTS ON SITE, all dwelling houses or flatted properties within 500 metres of the site shall receive printed information relating to the proposals approved. The information shall include duration of work; a contact name and telephone number to deal with any complaints or emergencies arising; the operational hours of the site; lorry routing; and details of maintenance operations to be carried out. An example of the information to be provided to householders shall be submitted for the prior written approval of Fife Council as Planning Authority, along with details of the dwellinghouses planned to receive such information.
4. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this planning authority. For the avoidance of doubt, this includes all elements of the proposed development.
5. PRIOR to the commencement of any works on site, a detailed plan showing the parking area(s) for contractor's vehicles shall be submitted for approval Fife Council as Planning Authority. Thereafter, these parking facilities shall be provided and retained for the duration of the site clearance and construction phase.
6. BEFORE ANY WORKS START ON SITE, details including luminance levels, light spillage and coverage areas of floodlighting of the buildings and outside spaces, including specifications of CCTV units, shall be submitted for the written approval of Fife Council as planning authority. Thereafter the lighting and CCTV on site shall be implemented in accordance with the approved scheme.
7. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, details of a proposed Scheme of Works shall be submitted to and agreed by Fife Council as planning authority. For the avoidance of doubt the Scheme of Works shall be designed to mitigate the effects on sensitive properties (i.e. residential dwellings) of dust, noise and vibration from the proposed development. The use of British Standard BS 5228: Part 1:2009 'Noise and Vibration Control on Construction and Open Sites' and BRE Publication BR456 (February 2003) 'Control of Dust from Construction and Demolition Activities' or applicable updated versions shall be referred to and complied with, where applicable. Once approved the construction of the development on the site shall be undertaken entirely in accordance with the provision of the approved Scheme. Any amendment to such a Scheme will require the prior written approval of the planning authority following appropriate consultation. The developer should employ best practice measures defined under the Control of Pollution Act 1974 to minimise noise and vibration arising from operations, and all plant and machinery in use shall be properly silenced and maintained in accordance with manufacturing instruction.
8. Unless otherwise approved in writing by Fife Council as planning authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 07:00 to 18:00, 09:00 to 13:00 on a Saturday and at no time on a Sunday or a Bank or Public Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 07:00 and after 18:00 Monday to Friday; before 09:00 and after 13:00 on a Saturday and at any time on a Sunday or a Bank or Public Holiday. Out

with these hours, development at the site shall be limited to maintenance, emergency works, or, construction work that is not audible from any noise sensitive property out with the site.

9. PRIOR TO THE PLANT BECOMING OPERATIONAL, the construction and delineation of the parking, manoeuvring, servicing, turning and access driveway areas shall all be completed to the satisfaction of Fife Council as planning authority, and thereafter retained for the lifetime of the development. Exact details of the surface material for these areas shall be submitted for the written approval of Fife Council as planning authority PRIOR TO THE CARRYING OUT OF THE SURFACING WORKS.
10. PRIOR TO THE PLANT BECOMING OPERATIONAL, all works which form part of the sound attenuation scheme as specified in the Noise Impact Assessment, dated September 2018, produced by Arcus, shall be completed. Thereafter, and within 3 months of the development becoming operational, an acoustic report shall be submitted by the developer to Fife Council as planning authority demonstrating that the noise generated by the operating plant has met or is within the noise parameters set out in the aforementioned assessment. If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Impact Assessment have been achieved then the development hereby approved shall cease to operate until a further noise mitigation scheme has been submitted to, and approved in writing by, Fife Council as planning authority, incorporating further measures to achieve those noise levels. All works comprised within those further measures as approved by the planning authority shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted and the operation of the development shall not recommence until this condition has been complied with in full. For the avoidance of doubt, the total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 07:00-23:00hrs and night time shall be 23:00-07:00hrs.
11. The development hereby approved shall be installed as per the approved details, including (but not limited to) the specification of the engines and generators, thermal input, supporting infrastructure (including flue stack, intercooler equipment and building dimensions), emission abatement (where applicable), maintenance schedule and any other plant and machinery forming part of the air management system unless otherwise agreed in writing in advance with Fife Council as planning authority. Any request to vary the approved details shall be supported with the relevant supporting information to the proposed change including (but not limited to) an Air Quality Impact Assessment, full details of the changes to the specification of the items proposed to be amended. For the avoidance of doubt, Fife Council as planning authority reserve the right to require the submission of a detailed planning application in the event it deems the revision (or cumulative revisions) to be too significant to be approved via this condition. Furthermore, no additional engines and/or generators may be considered via this condition.
12. 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.

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

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

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

15. BEFORE ANY WORKS (INCLUDING CONSTRUCTION) START ON SITE, a scheme of landscaping for the site shall be submitted for the prior written approval of Fife Council as planning authority. Thereafter, the approved scheme of landscaping shall be implemented within the first planting season following the completion or commissioning of the development, whichever is the sooner. For the avoidance of doubt, new native planting along the northern site boundary shall form part of the landscaping scheme.
16. 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.
17. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees and shrubs on or immediately adjacent to the site during the development phase. This planning authority shall be formally notified in writing, including photographs of these measures, of the completion of such measures and no work on site that affects identified trees shall commence until the planning authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition and development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
18. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with this planning authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a suitable bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this planning authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale as per the agreed methodology.
19. Surface water from the site shall be dealt with using Sustainable Urban Drainage System techniques as advocated in The SuDS Manual (CIRIA C753, 2015) or any subsequent revision. Full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained shall be submitted for approval in writing by this planning authority PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. These details shall be in full compliance with the information requirements set out in Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022) or any subsequent revision.
20. BEFORE the site becomes operational, a Simple Calculation of Atmospheric Impact Limits (SCAIL) modelling of potential air pollution impacts on ecological receptors/designated ecological sites shall be submitted for the prior written approval with Fife Council as planning authority in consultation with SNH and SEPA. For the avoidance of doubt, the modelling shall include the potential impacts of nitrogen oxides (NOx: NO and NO2) and sulphur dioxide (SO2) emissions on sensitive habitat sites within a 15km radius of the application 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 ensuring this non-renewable energy generator is of a temporary nature and that this Planning Authority has the opportunity to review the circumstances pertaining to the consent.
3. To ensure neighbours are kept informed of operations.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
5. In the interest of road safety; to ensure the provision of adequate parking facilities for vehicles.
6. To protect the amenity of neighbours and to ensure that there is no adverse effect on wildlife in the surrounding area.
7. In the interests of safeguarding the amenity of adjoining and nearby residents.
8. In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust

generating nuisance to neighbouring occupiers.

9. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
10. In the interests of safeguarding the amenity of nearby residents; to ensure the operational noise meets the agreed standards and is monitored.
11. In the interests of residential amenity and public safety; to protect air quality.
12. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
13. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
14. To ensure all contamination within the site is dealt with.
15. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
16. In the interests of visual amenity and effective landscape management.
17. 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.
18. In order to avoid disturbance during bird breeding seasons.
19. To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
20. In the interests of protecting ecological assets.

98 **Application No:** 22/03132/FULL

Date Decision Issued: 28/11/2022

Ward: Kirkcaldy Central

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

Location: 33 Ava Street Kirkcaldy Fife KY1 1PN

Applicant: Mrs Lynn Gellatly 33 Ava Street Kirkcaldy Fife KY1 1PN

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy Scotland KY1 1ED

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03537/CLP

Date Decision Issued: 02/12/2022

Ward: Kirkcaldy Central

Proposal: Installation of 3 no. new windows

Location: Bennoch Medical Centre 65 Bennoch Road Kirkcaldy Fife KY2 5RB

Applicant: Mr Stewart Bauchop Hayfield House Hayfield Road Kirkcaldy Scotland KY2 5AH

Agent: Ronald Henderson Wellwood Leslie Architects 63 Fort Street Broughty Ferry Dundee DD5 2AB

Application Permitted - no conditions

100 **Application No:** 22/03335/FULL

Date Decision Issued: 07/12/2022

Ward: Kirkcaldy Central

Proposal: Installation of rooflight and replacement door to the rear of dwellinghouse.

Location: 9 George Street Kirkcaldy Fife KY1 1UP

Applicant: Mr David Ovens 9 George Street Kirkcaldy United Kingdom KY1 1UP

Agent: Tom Robertson Smith 33 Inchcolm Drive North Queensferry United Kingdom KY11 1LD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

101 **Application No:** 22/03895/DPN

Date Decision Issued: 12/12/2022

Ward: Kirkcaldy Central

Proposal: Prior notification for demolition and site clearance of shopping centre and car park building

Location: The Postings Car Park Hunter Street Kirkcaldy Fife KY1 1ED

Applicant: Evergold Investments Ltd Kirkcaldy Centre Hunter Street Kirkcaldy

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

Application Permitted - no conditions

102 **Application No:** 22/01182/LBC

Date Decision Issued: 13/12/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of external ducts

Location: 51 High Street Kirkcaldy Fife KY1 1LL

Applicant: Mr Hasan Dogan 51 High Street Kirkcaldy Scotland KY1 1LL

Agent: Ken Smith Kers House 7 Claremont Park Edinburgh Scotland EH6 7PJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

103 **Application No:** 22/03542/FULL

Date Decision Issued: 13/12/2022

Ward: Kirkcaldy Central

Proposal: Installation of ventilation grilles.

Location: 5 Hunter Street Kirkcaldy Fife KY1 1ED

Applicant: DWP 5 Hunter Street Kirkcaldy Scotland KY1 1ED

Agent: Steven Innes 54 Helen Street Glasgow Scotland G51 3HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Kirkcaldy Central
Proposal: Installation of external ducts
Location: 51 High Street Kirkcaldy Fife KY1 1LL
Applicant: Mr Hasan Dogan 51 High Street Kirkcaldy Fife KY1 1LL
Agent: Ken Smith Kers House 7 Claremont Park Edinburgh Scotland EH6 7PJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development hereby approved shall be implemented in accordance with the plan(s) stamped as forming part of this permission including the recommendations made in the Noise Impact Assessment unless a variation is required by a condition of the permission, or a non-material change has been agreed in writing by the Planning Authority. The works shall be implemented within 3 months of the date of this consent.
3. Within 3 months of the date of this consent, the developer shall provide written evidence to the Planning Authority to demonstrate that predicted noise levels as calculated in the approved Noise Impact Assessment have been achieved at all adjoining and neighbouring residential premises. If levels predicted in the report are unacceptable, the applicant is to agree in writing with the Planning Authority any additional mitigation measures required to ensure amenity of all adjoining residential premises are protected.
4. Unless otherwise approved in writing by Fife Council as Planning Authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 8.00am to 6.00pm, 8.00am to 1.00pm on a Saturday and at no time on a Sunday or a Bank Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 8.00am and after 6.00pm Monday to Friday; before 8.00am and after 1.00pm on a Saturday and at any time on a Sunday or a Bank Holiday. Out with these hours, development at the site shall be limited to maintenance, emergency works, or construction work that is not audible from any noise sensitive property out with 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. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
3. In the interests of safeguarding the amenity of adjoining and nearby residents
4. In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.

105 **Application No:** 22/02962/FULL

Date Decision Issued: 14/12/2022

Ward: Kirkcaldy Central

Proposal: Installation of solar panels to front elevation roof of dwellinghouse

Location: Scamadale 6 West Fergus Place Kirkcaldy Fife KY1 1UR

Applicant: Mrs Yvonne Ryan Scamadale 6 West Fergus Place Kirkcaldy KY1 1UR

Agent:

Application Refused

Reason(s):

1. In the interests of preserving the visual quality of this traditional building and the character and setting of the Abbotshall and Central Kirkcaldy Conservation Area; the solar panels would be visually harmful due to their modern appearance, prominent location and number of panels to a roof which forms an integral part of the traditional appearance of the building, all of which is visible from the surrounding area and the wider context of the Abbotshall and Central Kirkcaldy Conservation Area. This would be contrary to policies 1, 10 and 14 of the Adopted FifePlan (2017), and the wider national objectives of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Scotland's Historic Environment Policy for Scotland (2019), Historic Environment Scotland's Managing Change in the Historic Environment - Micro-renewables (2016).

106 **Application No:** 22/02980/LBC

Date Decision Issued: 14/12/2022

Ward: Kirkcaldy Central

Proposal: Listed building consent for internal and external alterations including installation of disabled access ramp

Location: 24 Hill Street Kirkcaldy Fife KY1 1HX

Applicant: FASS (Fife Alcohol Support Service) 17 Tolbooth Street Kirkcaldy Scotland KY1 1RW

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

Application Permitted - no conditions

107 **Application No:** 22/02809/FULL

Date Decision Issued: 19/12/2022

Ward: Kirkcaldy Central

Proposal: Installation of replacement telecom monopole and associated cabinets and works.

Location: Telecommunications Mast Dunearn Drive Kirkcaldy Fife

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

Agent: Sam Wismayer Station Court 1a Station Road Guiseley Leeds England LS20 8EY

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 22/03536/FULL

Date Decision Issued: 19/12/2022

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 119 Dunnikier Road Kirkcaldy Fife KY2 5AP

Applicant: Mr Ian Paterson 119 Dunnikier Road Kirkcaldy Fife KY2 5AP

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.

109 **Application No:** 22/03503/FULL

Date Decision Issued: 09/12/2022

Ward: Kirkcaldy East

Proposal: Installation of dormer extensions to rear of dwellinghouse

Location: 77 Loughborough Road Kirkcaldy Fife KY1 3DB

Applicant: Mr and Mrs Jon & Joanne Harrison 77 Loughborough Road Kirkcaldy Fife KY1 3DB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

110 **Application No:** 21/02161/FULL

Date Decision Issued: 02/12/2022

Ward: Kirkcaldy North

Proposal: Erection of outbuilding and erection of fence

Location: 165 Greenloanings Kirkcaldy Fife KY2 6NN

Applicant: Mr William Kennedy 165 Green loanings Kirkcaldy UK KY2 6NN

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.

Reason(s):

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

111 **Application No:** 22/02494/FULL

Date Decision Issued: 14/12/2022

Ward: Kirkcaldy North

Proposal: Two storey extension with balcony to its front to side of dwellinghouse

Location: 29 Rev Shirra Street Kirkcaldy Fife KY2 6ZH

Applicant: Mr & Mrs Cameron 29 Rev Shirra Street Kirkcaldy KY2 6ZH

Agent: Niall Owen 35 Birch Grove Dunfermline 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.
2. For the avoidance of doubt, and prior to the approved balcony coming into use, the approved 1.8m high obscure-glazed screen on the north-west-facing side of the balcony shall be installed and retained in place as such for the lifetime of the development, unless otherwise agreed in writing with the planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to the 1st floor habitable room windows of No. 14 across the road to the north-west side of the site.

112 **Application No:** 22/03860/FULL

Date Decision Issued: 20/12/2022

Ward: Kirkcaldy North

Proposal: Single storey extension to rear of dwellinghouse.

Location: 4 Downfield Place Kirkcaldy Fife KY2 6JN

Applicant: Mrs Fay Maclean 4 Downfield Place Kirkcaldy Fife KY2 6JN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

113 **Application No:** 22/00101/NMV1

Date Decision Issued: 29/11/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension at side and rear of property - non material variation to alter size and design of extension

Location: Lingmoor Carberry Park Leven Fife KY8 4JG

Applicant: Mr Paul Gillen Lingmoor Carberry Park Leven Scotland KY8 4JG

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

Application Permitted - no conditions

114 **Application No:** 22/03577/FULL

Date Decision Issued: 01/12/2022

Ward: Leven, Kennoway And Largo

Proposal: First floor extension to dwellinghouse

Location: 27 Cypress Lane Leven Fife KY8 5PS

Applicant: Mr & Mrs K Stuart 27 Cypress Lane Leven Fife KY8 5PS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

115 **Application No:** 22/03259/CLE

Date Decision Issued: 02/12/2022

Ward: Leven, Kennoway And Largo

Proposal: Certificate of Lawfulness (Existing) for use as short term let

Location: 4 Church Place Upper Largo Leven Fife KY8 6EH

Applicant: Mr Simon Allan 28 North Feus Upper Largo Leven Scotland KY8 6ER

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo

Proposal: Change of use from travel agent (Class 1) to restaurant (Class 3) with associated hot food take-away (Sui Generis)

Location: 13 - 17 High Street Leven Fife KY8 4ND

Applicant: Mr Gopi Ageer 129B Main Street Overtoun Wishaw United Kingdom ML2 0QF

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 use hereby permitted shall not begin until 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 and control noise emissions have been submitted and approved in writing by the Planner and the works specified in the approved scheme have been installed. Such works shall thereafter be retained, operated at all times when the hot food takeaway is in use and maintained in accordance with the manufacturers instructions unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to ensure the amenity enjoyed by surrounding uses is safeguarded.

117 **Application No:** 22/03532/FULL

Date Decision Issued: 19/12/2022

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement roofing to rear of dwellinghouse

Location: The Paddock 40B Main Street Upper Largo Leven Fife KY8 6EW

Applicant: Mr A Hannah The Paddock 40B Main Street Upper Largo Fife Scotland KY8 6EW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

Reason(s):

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

Ward: Leven, Kennoway And Largo
Proposal: Planning Permission in Principle for erection of dwellinghouse and formation of access.
Location: Land 100M North Of Lundin View And West Of Cupar Road Leven Fife
Applicant: R. Todd And Co. Blacketyside Farm Leven Scotland KY8 5XP
Agent: Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

Application Refused

Reason(s):

1. In the interests of safeguarding the countryside from unplanned, sporadic and unjustified residential development; the need in principle for a residential development in this location is not considered fully justified as the application would have a significant detrimental impact on the road safety in this location and would therefore be contrary to Scottish Planning Policy (2014); Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is considered to be unsuitable for serving a development of this type as the proposed access would involve the the formation of new vehicular accesses on an unrestricted distributor roads that is outwith an established built up area. The type of accesses propsoed at that location would introduce, or increase, traffic turning manoeuvres that conflict with through traffic movements and so increase the probability of crashes occurring, to the detriment of road safety. Adequate sightlines required for this proposed access cannot therefore be provided in this location. As a result, this would be detrimental to the safety and convenience of pedestrians and road users and would have a significant detrimental impact on road safety and would therefore be contrary to Scottish Planning Policy ~(2014); Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

119 **Application No:** 22/03195/FULL

Date Decision Issued: 22/12/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to side of dwellinghouse.

Location: 18 Friday Walk Lower Largo Leven Fife KY8 6FB

Applicant: Mr Ben Paterson 18 Friday Walk Lower Largo Leven Fife KY8 6FB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

120 **Application No:** 22/03174/FULL

Date Decision Issued: 23/12/2022

Ward: Leven, Kennoway And Largo

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

Location: 5 Forth Street Leven Fife KY8 4PF

Applicant: Mrs Agnes Paton 5 Forth Street Leven United Kingdom KY8 4PF

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.

121 **Application No:** 22/04173/CLP

Date Decision Issued: 23/12/2022

Ward: Leven, Kennoway And Largo

Proposal: Installation of windows and french doors of dwellinghouse

Location: 4 Crusoe Court Lower Largo Leven Fife KY8 6BG

Applicant: Mr Gordon Burns 4 Crusoe Court Lower Largo Leven Fife KY8 6BG

Agent: Kay Kinninmonth Pine Lodge Cupar Road Ladybank Scotland KY15 7RB

Application Permitted - no conditions

122Application No: 22/03826/CLP

Date Decision Issued: 05/12/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of lawfulness proposed for single storey extension with associated raised deck to rear of dwellinghouse, conversion of integral garage to form habitable accommodation and erection of retaining walls

Location: 20 Launcherhead Road Lochgelly Fife KY5 9EQ

Applicant: Mr R Ford 20 Launcherhead Road Lochgelly Fife KY5 9EQ

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

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Erection of outbuilding to rear of dwellinghouse
Location: 20 Lumphinnans Road Lochgelly Fife KY5 9AR
Applicant: Mr Lee Buchanan 20 Lumphinnans Road Lochgelly KY5 9AR
Agent: Euan Miller Suite 2 Abtel Building Pitreavie Business Park Pitreavie Drive
Dunfermline KY11 8US

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the outbuilding coming into use, the extended access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
3. Prior to the outbuilding coming into use, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed as per the layout shown on Drawing No 22-03119 (1) - 1 and 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. 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 that all vehicles taking access to and egress from the site can do so in a forward gear.

124 **Application No:** 22/03092/FULL

Date Decision Issued: 13/12/2022

Ward: Rosyth

Proposal: Installation of solar panels

Location: April Rise Pattiesmuir Rosyth Fife KY11 3ES

Applicant: Mr Neil Denness April Rise Pattiesmuir Dunfermline Fife KY11 3ES

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: First floor extension, balcony extension and retrospective installation of air source heat pump.
Location: 1A Little Foothorn Crombie Dunfermline Fife KY12 8JT
Applicant: Mr Craig Gibb 1a Little Foothorn Crombie uk ky12 8jt
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.
2. BEFORE THE GLAZED BALCONY AREA HEREBY APPROVED IS USED, the obscured glass privacy screen as shown on the approved plans shall be installed in accordance with the approved plans and shall be maintained as such throughout the lifetime of the balcony.

Reason(s):

1. In order to comply with the 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 protecting the residential amenity of neighbouring properties.

126 **Application No:** 22/03200/FULL

Date Decision Issued: 23/12/2022

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 61 Admiralty Road Rosyth Dunfermline Fife KY11 2QL

Applicant: Mr Mrs Mertone 61 Admiralty Road Rosyth Scotland KY11 2QL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

127 **Application No:** 21/03621/FULL

Date Decision Issued: 20/12/2022

Ward: St. Andrews

Proposal: Alterations and extension to garage form ancillary accomodation and alterations to dwellinghouse

Location: 59 Argyle Street St Andrews Fife KY16 9BX

Applicant: Mr R Lawson 59 Argyle Street St Andrews Fife KY16 9BX

Agent: Richard Taylor King James VI Business Centre Friarton Rd Perth UK PH2 8DY

Application Withdrawn

128Application No: 22/01343/FULL

Date Decision Issued: 05/12/2022

Ward: St. Andrews

Proposal: Extension to holiday lodge park to allow sitting of 28 no. holiday lodges and associated infrastructure

Location: Land North Of Knockhill Farmhouse Nydie Strathkinness Fife

Applicant: PJ & L Wood Ltd Knockhill Farm High Road Strathkinness St Andrews Fife KY16 9XY

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

Application Refused

Reason(s):

1. The proposals do not comply with FIFEplan (2017) Policy 5 in that the proposals would result in an increase in risk to the safety and health of the public and the environment by approving an extension to the holiday park within the inner zone of the 13 Feeder Arbroath/Drumeldrie pipeline and the Health and Safety Executive recommend that the application is refused.

129 **Application No:** 18/02977/NMV3

Date Decision Issued: 05/12/2022

Ward: St. Andrews

Proposal: Erection of hotel (Class 7) and student accommodation with associated access, landscaping and works - non material variation to approved 18/02977/FULL

Location: Land To East Of Abbey Park Avenue St Andrews Fife

Applicant: Robertson Property Ltd 10 Perimeter Road Elgin Moray IV30 6AE

Agent: Iain Hynd 68-70 George Street Edinburgh Scotland EH2 2LR

Application Permitted - no conditions

130 **Application No:** 22/02971/FULL

Date Decision Issued: 05/12/2022

Ward: St. Andrews

Proposal: Installation of balcony and raised decking

Location: Kincaple Lodge Kincaple St Andrews Fife KY16 9SH

Applicant: Mr Phillip Mulholland 19 Osprey Road Piperdan Dundee Scotland DD2 5LP

Agent: Ian Hiddleston 1 1 Laurel Dundee United Kingdom DD3 6JA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

131 **Application No:** 22/03113/FULL

Date Decision Issued: 06/12/2022

Ward: St. Andrews

Proposal: Installation of replacement windows and french doors

Location: 3 Dempster Terrace St Andrews Fife KY16 9QQ

Applicant: Mr Jeffers Cox 3 Dempster Terrace St Andrews Scotland KY16 9QQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

132 **Application No:** 22/03686/ADV

Date Decision Issued: 07/12/2022

Ward: St. Andrews

Proposal: Advertisement Consent for 2 Fascia Wall Signs, 1 Projecting Sign, 1 Totem sign and 1 Tray sign, all non-illuminated

Location: Ayton House Abbey Walk St Andrews Fife

Applicant: Empiric (St Andrews Ayton House) Ltd 24a Stafford Street Edinburgh United Kingdom EH3 7BD

Agent: Varshini Gorjala 24A Stafford Street Edinburgh United Kingdom EH3 7BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

133 **Application No:** 22/00220/NMV1

Date Decision Issued: 08/12/2022

Ward: St. Andrews

Proposal: Erection of a one and a half storey extension to side of dwellinghouse and erection of domestic outbuilding to rear of dwellinghouse (Non-Material Variation to 22/00220/FULL for amendments to front windows and proposed shed as replacement for domestic outbuilding)

Location: Grattan Lodge Kennedy Gardens St Andrews Fife KY16 9DJ

Applicant: Mr Douglas Mundie Grattan Lodge Kenedy Gardens St Andrews UK KY16 9DJ

Agent: Adrian Neville 12 Post Office Lane North Queensferry Fife KY11 1JP

Application Permitted - no conditions

134 **Application No:** 22/03282/FULL

Date Decision Issued: 15/12/2022

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 110A Hepburn Gardens St Andrews Fife KY16 9LT

Applicant: Mrs Susan Ryan 110A Hepburn Gardens St Andrews Fife KY16 9LT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Change of use of part of camping and touring caravan park to form 26 pitches for static holiday caravans (including decking) and site storage area and associated internal access road and drainage infrastructure and landscaping
Location: Caravan Park Knockhill Of Nydie Nydie Strathkinness Fife
Applicant: Devonshaw Ltd St Andrews Holiday Estate Knockhill of Nydie Strathkinness St Andrews Scotland KY16 9SL
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 any works starting on site, visibility splays of 4.5m x 210m shall be provided to the East and to the West of the vehicular access onto the adopted public classified road and maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, the Whin bushes and vegetation growth within the roadside verge on the opposite side to the development site to the West, will require to be removed or cut back.
3. Prior to the occupation of the first unit, the first 6 metres of the access at the exit of the caravan site behind the adjoining public road shall be paved to prevent deleterious material (e.g. loose chippings) being carried onto the public road.
4. Prior to the occupation of each unit there shall be 1 No. off street parking spaces provided for that unit in accordance with the current Fife Council Transportation Development Guidelines.
5. 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 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.
6. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -12) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
7. PRIOR TO ANY DEVELOPMENT COMMENCING, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees and hedges to be planted shall be submitted for approval in writing by Fife Council as Planning Authority. The landscaping shall be designed to mitigate the visual impact of the site from public views. The scheme as approved shall be implemented within 3 months of the first planting season following the occupation of the first dwellinghouse unless otherwise agreed in writing with Fife Council as Planning Authority. 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.

Reason(s):

1. In order to comply with the 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 visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

6. In the interests of protecting and safeguarding the natural environment.
7. In the interest of visual amenity and biodiversity enhancement; to ensure the development has no significant visual impact on its countryside setting and that a biodiversity enhancement programme is provided.

Ward: St. Andrews
Proposal: Change of use to allow siting of 6 holiday accommodation units (shepherd huts) including associated groundworks, infrastructure, servicing and proposed installation of solar panels
Location: Rufflets Hotel Strathkinness Low Road St Andrews Fife KY16 9TX
Applicant: Rufflets Hotel Ltd Rufflets Hotel Stathkinness Low Road St Andrews Scotland KY16 9TX
Agent: Fergus Low 187 Strathmartine Road Dundee Scotland DD3 8BL

Application Permitted with Conditions

Approve subject to the following 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.

137 **Application No:** 22/03037/FULL

Date Decision Issued: 23/12/2022

Ward: St. Andrews

Proposal: Repainting of shop front

Location: 6 Greyfriars Garden St Andrews Fife KY16 9HG

Applicant: Topping & Company Booksellers LTD 9 High Street Ely UK cb7 4lj

Agent: Stuart Brown Melville House 129 Scott Street Perth Perth & Kinross PH2 8LU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

138 **Application No:** 22/03039/LBC

Date Decision Issued: 23/12/2022

Ward: St. Andrews

Proposal: Listed building consent for formation of internal opening and repainting of exterior

Location: 6 Greyfriars Garden St Andrews Fife KY16 9HG

Applicant: Topping & Company Booksellers LTD 9 High Sreet Ely UK CB7 4LJ

Agent: Stuart Brown Melville House 129 Scott Street Perth Perth & Kinross PH2 8LU

Application Permitted - no conditions

139 **Application No:** 22/03595/FULL

Date Decision Issued: 23/12/2022

Ward: St. Andrews

Proposal: Porch extension to front of dwellinghouse with associated raised platform

Location: The Rowans Denhead St Andrews Fife KY16 8PB

Applicant: Mr & Mrs Christie The Rowans Denhead St Andrews Fife KY16 8PB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

140 **Application No:** 22/03675/ADV

Date Decision Issued: 23/12/2022

Ward: St. Andrews

Proposal: Display of non-illuminated fascia sign

Location: 6 Greyfriars Garden St Andrews Fife KY16 9HG

Applicant: Topping & Company Booksellers Ltd. 9 High Street Ely United Kingdom CB7 4LJ

Agent: Ryan Watson Melville House Melville House 129 Scott Street Perth United Kingdom PH2 8LU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

141 **Application No:** 22/03917/CLE

Date Decision Issued: 23/12/2022

Ward: St. Andrews

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

Location: Dukeside House Balone Craigtoun St Andrews Fife KY16 8NS

Applicant: Old Course Limited Old Course Hotel Old Station Road St Andrews FIFE
KY16 9SP

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

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Two storey extension to side of dwellinghouse
Location: 14 Craigshannoch Road Wormit Newport On Tay Fife DD6 8ND
Applicant: Mr Allan Williamson 14 Craigshannoch Road Wormit Newport On Tay Fife DD6 8ND
Agent: Keith Nicolson 10 WOODBURN TERRACE 10 WOODBURN TERRACE ST. ANDREWS United Kingdom KY16 8BA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE FIRST USE OF THE ROOMS WITHIN THE TWO STOREY EXTENSION, a parking layout shall be provided as shown and dimensioned on approved drawing 02B in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such. FOR THE AVOIDANCE OF DOUBT, the extended vehicular access shall not be wider than a double width driveway.
3. FOR THE AVOIDANCE OF DOUBT, the external wall finishes to the rear elevation access stair and the base course to the proposed 2- storey side extension shall match those finishes on the existing dwellinghouse unless otherwise agreed in writing by this Planning Authority before works commence on site.

Reason(s):

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

143 **Application No:** 18/00078/NMV5

Date Decision Issued: 01/12/2022

Ward: Tay Bridgehead

Proposal: Construction of 334 residential units with associated engineering, landscape and infrastructure works (Non-Material Variation to 18/00078/FULL to amend roughcast colour of plots 215-218)

Location: Land At Seggie Farm Seggie Guardbridge Fife

Applicant: Persimmon Homes North Scotland Broxden House Lamberkine Drive Perth Scotland PH1 1RA

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse (substitution of housetype for application 21/02937/FULL) including erection of garage and altering the formation of access.
Location: Land To East Of Bennachie Lucklawhill Balmullo Fife
Applicant: Mr K McAleenan 1253 Hammond Street Ontario Canada L7S 2E4
Agent: Jakki Cosgrove The Arns The Arns Auchterarder Scotland PH3 1EJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 2m x 40m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road, as shown by the 'Dashed line' coloured Purple on the submitted Site Plan Drawing No.02. The visibility splays shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
3. Prior to the first occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site a turning area 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 vehicle 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 the first occupation of the proposed dwellinghouse, the first 2 metre length of the proposed access driveway behind the adjoining public road shall be constructed in a paved material (not concrete slabs).
6. The total noise from the hereby approved air source heat pump shall be such that any associated noise complies with NR 25 in bedrooms, of the nearest noise sensitive properties during the night; and NR 30 during the day in all neighbouring habitable rooms, when measured within any neighbouring noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2300-0700hrs.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road and to adhere to the existing Section 75 Legal Agreement.
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 that no deleterious material (e.g. loose chippings) is carried onto the public road.
6. to safeguard residential amenity

145 **Application No:** 22/03192/FULL

Date Decision Issued: 07/12/2022

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 11A Kilburn Newport On Tay Fife DD6 8DE

Applicant: Mr Nick Hopkins 11A Kilburn Newport On Tay Fife DD6 8DE

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: Listed Building Consent for wall stabilisation including taking down and rebuilding and repairs.
Location: St Athernase Church Of Scotland Main Street Leuchars St Andrews Fife KY16 0HD
Applicant: Mr Ian Wallace 1 Bankhead Park, Glenrothes United Kingdom KY7 6GH
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.
2. All new replacement masonry stone shall match the stone type and colour of the existing stone wall masonry.
3. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 02, the pattress plates as detailed on approved drawing 08 shall be used on the wall and shall be painted a non-gloss heritage colour to match the colour of the existing stone masonry upon installation and thereafter be maintained in perpetuity.
4. FOR THE AVOIDANCE OF DOUBT, should underpinning works or other structural works to the leaning column as identified on approved drawing 03 be required to stabilise this column, these proposed works shall be fully specified and submitted to this Planning Authority for the written approval in writing of this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of visual amenity; to ensure that any new replacement stone does not detract from the character and appearance of this Category B Listed Boundary Wall.
3. In the interest of visual amenity; to ensure that any new fixtures to the boundary wall do not detract from the character and appearance of this Category B Listed Boundary Wall.
4. In the interest of visual amenity; to ensure that any structural works to this column do not detract from the character and appearance of this Category B Listed Boundary Wall.

Ward: Tay Bridgehead

Proposal: Wall stabilisation including taking down and rebuilding and repairs.

Location: St Athernase Church Of Scotland Main Street Leuchars St Andrews Fife KY16 0HD

Applicant: Mr Ian Wallace Property Services 1 Bankhead Park Glenrothes UK KY7 6GH

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.
2. All new replacement masonry stone shall match the stone type and colour of the existing stone wall masonry.
3. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 03, pattress plates as detailed on approved drawing 08 shall be used on the wall and shall be painted a non-gloss heritage colour to match the colour of the existing stone masonry upon installation and thereafter be maintained in perpetuity.

Reason(s):

1. In order to comply with the 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 visual amenity; to ensure that any new replacement stone does not detract from the character and appearance of this Category B Listed Boundary Wall and the Leuchars Conservation Area within which the site is located.
3. In the interest of visual amenity; to ensure that any new fixtures to the masonry do not detract from the character and appearance of this Category B Listed Boundary Wall and the Leuchars Conservation Area within which the site is located.

148 **Application No:** 18/00078/NMV6

Date Decision Issued: 16/12/2022

Ward: Tay Bridgehead

Proposal: Construction of 334 residential units with associated engineering, landscape and infrastructure works (Non-Material Variation for amendments to plots 163 and 164 to return to Newton housetypes to 18/00078/FULL)

Location: Land At Seggie Farm Seggie Guardbridge Fife

Applicant: Persimmon Homes North Scotland Broxden House Lamberkine Drive Perth Scotland PH1 1RA

Agent:

Application Permitted - no conditions

149 **Application No:** 19/02018/NMV4

Date Decision Issued: 16/12/2022

Ward: Tay Bridgehead

Proposal: Erection of 158 dwellings and associated works including formation of access, construction of roads and parking, drainage, landscaping and erection of walling and fencing (Non-Material Variation to 19/02018/FULL to amend boundary treatments to plots 91-94 from hedgerow to timber fence)

Location: Land To West Of Kilmany Road Wormit Fife

Applicant: Persimmon Homes North Scotland Broxden House Lamberkine Drive Perth
Scotland PH1 1RA

Agent:

Application Permitted - no conditions

150 **Application No:** 22/00734/FULL

Date Decision Issued: 19/12/2022

Ward: Tay Bridgehead

Proposal: Installation of shutter (retrospective)

Location: Aero Cafe 10 Main Street Leuchars St Andrews Fife KY16 0HN

Applicant: Mr P Borrello Aero Cafe 10 Main Street Leuchars St Andrews Fife KY16 0HN

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

Refusal/Enforcement Action

Reason(s):

1. In the interests of protecting the character and visual amenity of the area, the proposed roller shutters and the box storage units by virtue of their overall scale, inappropriate design, external finish and closed/non-public visual appearance outwith the premises operating hours; are considered too large, overbearing, industrial looking in an open mixed use setting and therefore impact negatively upon the building's historic character and the wider Leuchars streetscape character. As such the development is considered contrary to Scottish Planning Policy (2014); Policies 1, 10 and 14 of the Adopted FIFEplan (2017); Fife Council's Making Fife's Places - Supplementary Guidance (2018), and Fife Council's Planning Customer Guidelines on Shop Front Design Guidelines (2016).

Ward: Tay Bridgehead**Proposal:** Change of use from lock up garages to dwellinghouse**Location:** Garage Nos 1-3 Site 1 Dougall Street Tayport Fife**Applicant:** Mr T John-Pierre 3/R 134 Albert Street Dundee Scotland DD4 6QN**Agent:** JON FRULLANI 140 Perth Road Dundee United Kingdom DD1 4JW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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 the proposed dwellinghouse, the first 2 metres of the vehicular access behind the adjoining public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the proposed dwellinghouse there shall be 2 No. off street parking spaces provided for that dwellinghouse as shown on Drawing No. 6646 - 303 (04A - Proposed Floor Plans and Elevations) 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 all contamination within the site is dealt with.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Tay Bridgehead

Proposal: External alterations including formation of rear single storey extension, front porch, link between house and garage and new front entrance area.

Location: 25 Priory Road Gauldry Newport On Tay Fife DD6 8RT

Applicant: Mr Lee Chisholm 25 Priory Road Gauldry Newport On Tay Fife DD6 8RT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The studio shall only be used for purposes, which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.
3. BEFORE THE NEW PARKING LAYOUT AND ACCESS IS BROUGHT INTO USE, the existing vehicular access shall be permanently closed off as shown on approved drawing 03A - PROPOSED SITE PLAN, and FOR THE AVOIDANCE OF DOUBT, the new revised parking area shall provide 3 off-street parking spaces in accordance with the current Fife Council Transportation Development Guidelines and be thereafter maintained and kept available as such.
4. BEFORE THE REAR SUNROOM EXTENSION AND ASSOCIATED RAISED PATIO ARE BROUGHT INTO USE, a 1.6 metre high privacy screen shall be installed as shown on approved drawings 07A and 08B and thereafter be permanently maintained.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. The location of the studio renders it unsuitable for commercial use.
3. In the interests of road safety and to ensure adequate provision of off-street car parking.
4. In the interests of safeguarding the privacy and amenity of the neighbouring property.

153 **Application No:** 22/03856/CLP

Date Decision Issued: 28/11/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for external alterations and single-storey extension with raised platform to rear of dwellinghouse.

Location: 7 Dovecot Avenue Cairneyhill Dunfermline Fife KY12 8BU

Applicant: Mr A Bradley 7 Dovecot Avenue Cairneyhill Dunfermline United Kingdom KY12 8BU

Agent: Craig Dunn 11 Bank Street Alloa Clackmannanshire FK10 1HP

Application Permitted - no conditions

154 **Application No:** 22/01568/FULL

Date Decision Issued: 02/12/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of timber decking areas (Retrospective)

Location: Former Coalboard Settling Ponds Shaw Fife

Applicant: Mr Colin Leask 4 Upper Kinneddar Saline UK KY12 9TR

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Erection of dwellinghouse and detached garage (Renewal of planning application 19/03101/FULL)
Location: Redcraigs Nursery Redcraigs Toll Dunfermline Fife KY12 9LS
Applicant: Ms Gillian Heyes Redcraigs Nursery Redcraigs Toll Dunfermline Fife KY12 9LS

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS BEGIN ON SITE, the following details shall be submitted for the approval in writing of the Planning Authority:-
 - Full details and specification of all surface finishing materials to be used on the house including roof finish, wall finish, window details, base courses, rainwater goods and doors.
 - A further plan at a 1:1250 scale delineating a garden curtilage to the dwelling house and showing details of any boundary treatments to be used therein
 - A further plan at a 1:1250 scale detailing all trees that will require to be removed as a consequence of the development. The plan shall also indicate where compensatory trees will be planted in the vicinity of the house with details given as to the species and heights of said replacements.
3. FOR THE AVOIDANCE OF DOUBT, the existing temporary static caravan currently serving as the residential accommodation to the site, shall be wholly removed and the site restored to open ground by the date of OCCUPATION OF THE DWELLINGHOUSE PERMITTED BY THIS CONSENT.
4. Prior to the occupation of the dwelling, the existing vehicular crossing of the verge shall be upgraded so that it has a minimum width of 5 metres with 6 metre radii and shall have appropriate measures to intercept surface water run-off, prior to it reaching the public road. These works shall be constructed in accordance with the current Fife Council Making Fifes Places Appendix G
5. Prior to the occupation of the dwelling, the access driveway shall be reconstructed to have a minimum throat width of 5 metres for a 10 metre length measured from the B914 road channel line and the first 5 metre length of the access to the rear of the public road channel line shall be formed level with the public road channel.
6. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
7. Prior to the occupation of the dwelling, visibility splays 3m x 180m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splays shall be retained through the lifetime of the development
8. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with the current Fife Council Making Fifes Places Appendix G. The parking spaces shall be retained through the lifetime of the development.
9. 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; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
10. Before any development starts on site, a Low Carbon Checklist and full details of the proposed renewable energy generating technology (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with

the approved details and retained and maintained for the lifetime of the development.

The checklist can be downloaded directly from https://fifedirect.org.uk/uploadfiles/publications/c64_LowCarbonChecklist.docx

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure that the detail of the design is appropriate to the character of the area.
3. To ensure that the site is served by one only residential unit as defined by Class 9 of the current Use Class Order, Scotland.
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 an adequate design layout and construction.
6. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
8. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy H3 of the Adopted Dunfermline and West Fife Local Plan 2012.
10. In the interests of sustainable development; to ensure the development complies with FIFEplan Policy 11: Low Carbon Fife.

156 **Application No:** 22/03027/NMV1

Date Decision Issued: 13/12/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse- Non material variation to approved 22/03027/FULL for additional window on proposed extension

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 - no conditions

Ward: West Fife And Coastal Villages
Proposal: Single storey extension to rear of dwellinghouse
Location: 20 Ochil View Kincardine Alloa Fife FK10 4QG
Applicant: Mr & Mrs A James 20 Ochil View Kincardine Scotland FK10 4QG
Agent: Terri Welsh 14 Bruce Terrace Cambusbarron Stirling United Kingdom FK7 9PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

158 **Application No:** 22/03781/FULL

Date Decision Issued: 19/12/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to side/rear of dwellinghouse

Location: 5 New Row Kincardine Alloa Fife FK10 4PL

Applicant: Mr James And Alexandra Gilbert 5 New Row Kincardine FK10 4PL

Agent: William Smith 10 Philip Street Falkirk FK2 7JE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

159 **Application No:** 22/04142/CLP

Date Decision Issued: 19/12/2022

Ward: West Fife And Coastal Villages

Proposal: Proposed internal and external alterations including installation of rear french doors and side door to access garage.

Location: 1 Kay Road Torryburn Dunfermline Fife KY12 8LL

Applicant: Mr T Bolton 1 Kay Road Torryburn Dunfermline Fife KY12 8LL

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

Application Permitted - no conditions

160 **Application No:** 22/03808/FULL

Date Decision Issued: 21/12/2022

Ward: West Fife And Coastal Villages

Proposal: Extension to side of detached single domestic garage to side/rear of dwellinghouse

Location: 32 Carneil Gardens Carnock Dunfermline Fife KY12 9LQ

Applicant: Mrs Margaret Cleghorn 32 Carneil Gardens Carnock KY12 9LQ

Agent: Brian Menmuir 18 Drumlanrig Place Larbert FK5 4UN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

161 **Application No:** 22/03223/LBC

Date Decision Issued: 23/12/2022

Ward: West Fife And Coastal Villages

Proposal: Listed building consent to install extract ventilation

Location: Lower West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh Scotland EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow Scotland G2 2JJ

Application Permitted - no conditions

162 **Application No:** 22/03452/FULL

Date Decision Issued: 23/12/2022

Ward: West Fife And Coastal Villages

Proposal: Installation of extraction fan

Location: Lower West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr Stuart Maxwell Hermiston Quay 5 Cultins Road Edinburgh EH11 4DF

Agent: Hannah McMillan 163 West George Street Glasgow G2 2JJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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