



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 4/17/2023 - 5/14/2023

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

Ward: Buckhaven, Methil And Wemyss Villages
Proposal: Alterations and extension to industrial unit (Class 5) and formation of car parking
Location: Dubbieside Bakery Harbour View Methil Leven Fife KY8 3RW
Applicant: R T Stuart Ltd Dubbieside Bakery Harbour View Methil Fife Scotland KY8 3RW
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed extension, off street parking shall be provided in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. FOR THE AVOIDANCE OF DOUBT, there shall be 3 Electric Vehicle Charging Points included within the overall off street parking provision.
3. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

4. Prior to the first use of the proposed extension, visibility splays of 2.4m x 43m shall be provided to the left and to the right at the junction of the main vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local 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.

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.

6. 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 3. 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 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 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 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 — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

Reason(s):

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

2 **Application No:** 23/00290/FULL **Date Decision Issued:** 03/05/2023

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Proposed two storey extension to side of dwellinghouse.

Location: 97 Lime Grove Methil Leven Fife KY8 2JR

Applicant: Mr Keith Guthrie 97 Lime Grove Methil Fife KY8 2JR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

3 **Application No:** 23/00587/LBC **Date Decision Issued:** 17/04/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed building consent for installation of replacement roofing

Location: Balwearie High School Balwearie Gardens Kirkcaldy Fife KY2 5LY

Applicant: Fife Council Bankhead Central 1 Bankhead Park Glenrothes United Kingdom
KY7 6GH

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

Application Permitted - no conditions

4 **Application No:** 23/00341/ADV **Date Decision Issued:** 19/04/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Display of 2no non-illuminated fascia signs

Location: Kilrie Farm Fife

Applicant: Miss Emma Mills Akre Office Kilrie Farm Kirkcaldy Fife United Kingdom KY2
5UX

Agent:

Application Permitted - no conditions

5 **Application No:** 23/00650/CLP **Date Decision Issued:** 24/04/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 5 Laburnum Grove Burntisland Fife KY3 9EU

Applicant: Mrs Nicola Brady 5 Laburnum Grove Burntisland Fife KY3 9EU

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

Application Permitted - no conditions

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of 27 flatted dwellings with associated infrastructure, access, parking and landscaping (Section 42 to vary conditions 2 and 4 of planning reference 18/02353/FULL with regards to the provision of a vehicular access and puffin crossing)

Location: Vacant Land West Of Viewforth Place Burntisland Road Kinghorn Fife

Applicant: Ms Joanne Walker Glenbrook 4 Dollarbeg Park Dollar Clackmannanshire FK14 7LJ

Agent: Rhian Henstead Oliver & Robb Building Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; all works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the construction of a new vehicle access including the provision of adequate measures to intercept surface water run-off, prior to it reaching the public road boundary and the provision of a new surface course on the existing public footway along the full A921 frontage of the site.
3. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; the first 35 metre length of the parking courtyard access measured from the rear of the A921 public footway to the rear of Block 4 shall have a gradient not exceeding 8% in accordance with the current Fife Council Transportation Development Guidelines.
4. BEFORE ANY WORKS COMMENCE ON SITE; details of the design to raise the existing puffin crossing on the A921 between the public footway and the public shared use path shall be submitted for approval in writing by Fife Council as Planning Authority. Once approved these works shall be completed PRIOR TO THE OCCUPATION OF THE SIXTH DWELLING.
5. All parking spaces 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 FIRST DWELLING; there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
7. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; visibility splays 2.4m x 40m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access to the site and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained throughout the lifetime of the development.
8. BEFORE ANY WORKS COMMENCE ON SITE: details including plans showing the phasing of off-street parking on the site shall be submitted for approval in writing by Fife Council as Planning Authority. This shall show 1 No communal space for vehicles per one bedroom flat and 2 No communal parking spaces for vehicles per two or three bedroom flat all in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development.
9. PRIOR TO THE OCCUPATION OF THE LAST DWELLING; there shall be provided within the curtilage of the site 41 No communal parking spaces for vehicles in accordance with the current Fife Council Parking Standards as shown on the approved proposed block plan (plan reference 03A). The parking spaces shall be retained throughout the lifetime of the development.
10. PRIOR TO THE OCCUPATION OF EACH DWELLING; one safe, secure and covered cycle parking space shall be provided for that related dwelling within the curtilage of the site in accordance with the current Fife Council Parking Standards. PRIOR TO THE OCCUPATION OF THE LAST DWELLING; there shall be provided within the curtilage of the site 27 No covered, safe and secure cycle parking spaces in accordance with the

current Fife Council Parking Standards. The cycle parking spaces shall be retained throughout the lifetime of the development.

11. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING; street nameplates shall be provided and erected in accordance with Fife Council Transportation Development Guidelines (August 2018) - Appendix G at the junction of the new access and the A921. The nameplates shall be to the satisfaction of Fife Council as Planning Authority.
12. The approved landscaping scheme shall be implemented within the first planting season following the completion of the development.
13. 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.
14. BEFORE ANY WORKS START ON SITE, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees adjacent to the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
15. 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.

16. 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 12. 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.

17. No building demolition or vegetation clearance 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.

Reason(s):

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

4. In the interest of road safety; to ensure the provision of enhanced pedestrian crossing facilities.
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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. In the interest of road safety; to ensure the provision of adequate cycle parking facilities.
11. In the interest of road safety; to ensure that drivers of vehicles including the emergency services can locate the new dwellings.
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. In the interests of improving the visual amenity and biodiversity of the site.
15. 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.
16. In the interests of species protection.
17. In order to ensure that no damage is caused to the existing trees during development operations.

7 **Application No:** 21/03389/NMV1 **Date Decision Issued:** 05/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations and extensions to dwellinghouse, erection of new boundary wall and formation of raised decking (Non Material Variation to amend external finish of south elevation from smooth cement render to stonework to 21/03389/FULL)

Location: 34 Boglily Road Kirkcaldy Fife KY2 5NE

Applicant: Mrs Lucy Crombie 34 Boglily Road Kirkcaldy Fife KY2 5NE

Agent: Derek McCafferty Beechgrove Cottage Sandilands Limekilns

Application Permitted - no conditions

8 **Application No:** 23/00579/FULL **Date Decision Issued:** 05/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations to door opening

Location: Swallow Craig Kilmundy Steading Newbigging Burntisland Fife KY3 0AQ

Applicant: Dr David Milroy Swallow Craig Kilmundy Steadings Burntisland Fife KY3 0AQ

Agent: Richard Gillespie Suite 11 Stuart House Eskmills Business Park Station Road
Musselburgh UK EH21 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The external frames of the hereby approved doors shall be finished to match the colour of the existing window and door frames, 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.

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 31 Bowhouse Drive Kirkcaldy Fife KY1 1SB

Applicant: Mrs Hazel Duncan 31 Bowhouse Drive Kirkcaldy Fife KY1 1SB

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. 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.

10 **Application No:** 23/00444/FULL

Date Decision Issued: 10/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Proposed extension to rear of dwellinghouse and proposed dormer to front

Location: 37 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr Brandon White 37 Lakeside Road Kirkcaldy Scotland KY2 5QJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

11 **Application No:** 23/00616/FULL **Date Decision Issued:** 10/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Templars Crescent Kinghorn Burntisland Fife KY3 9XS

Applicant: Miss Marisha Bell 4 Templars Crescent Kinghorn Burntisland Fife KY3 9XS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations to and change use from store (Class 6) to dwellinghouse (Class 9) including formation of dormer, installation of new windows, door and rooflight

Location: 8 High Street Kinghorn Burntisland Fife KY3 9UE

Applicant: Mr Stuart (and Alice) Mitchell The Square Butlaw 6 South Queensferry
Edinburgh Scotland eh309sj

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

Reason(s):

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

13 **Application No:** 23/00808/FULL **Date Decision Issued:** 12/05/2023

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of raised platform

Location: 7 Dollar Grove Burntisland Fife KY3 0JZ

Applicant: Mr Craig Lowe 7 Dollar Grove Burntisland Fife KY3 0JZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Cowdenbeath**Proposal:** Pitched roof extension to side and replacement single storey extension to rear of dwellinghouse (amendment to 22/03173/FULL)**Location:** 114 Oakfield Street Kelty Fife KY4 0BX**Applicant:** Mr Mark Tomson 114 Oakfield Street Kelty KY4 0BX**Agent:** Callum Watson 5 Brickhall Place Bridge Of Earn PH2 9AN**Application Permitted with Conditions****Approve** subject to the following 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.

15 **Application No:** 23/00888/CLP

Date Decision Issued: 04/05/2023

Ward: Cowdenbeath

Proposal: Certificate of lawfulness (proposed) for use of house (Class 9) for the purpose of the householder only child-minding up to two children between 0730 and 1800, Wednesdays to Fridays term-time and Mondays to Fridays on school holidays

Location: 14 Alexander Street Cowdenbeath Fife KY4 9AA

Applicant: Miss Sarah Keenan 14 Alexander Street Cowdenbeath Scotland KY4 9AA

Agent:

Application Permitted - no conditions

Ward: Cupar

Proposal: Change of use from office (Class 2) to 8 no. flatted dwellings (Class 9) and installation of replacement windows (part retrospect)

Location: Volunteer House 69 Crossgate Cupar Fife KY15 5AS

Applicant: Cupar Developments Volunteer House 69 Crossgate Cupar KY15 5AS

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

Application Permitted with Conditions

Approve subject to the following 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. Noise mitigation measures identified within the approved noise report prepared by CSP Acoustics (Dated: 15th December 2022) shall be implemented prior to occupation of the flatted dwellings as shown and thereafter retained 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 interests of amenity protection.

17 **Application No:** 23/00445/FULL

Date Decision Issued: 25/04/2023

Ward: Cupar

Proposal: Single storey extension to the front, side, and rear of dwellinghouse

Location: 19 Haymount Park Cupar Fife KY15 4AD

Applicant: Mrs Marion Dalvai 19 Haymount Park Cupar Scot KY15 4AD

Agent: David Cole St. Marys Farmhouse St. Marys Farm, Cupar United Kingdom
KY15 4NF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

18 **Application No:** 23/00939/CLP

Date Decision Issued: 03/05/2023

Ward: Cupar

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

Location: 9 Lady Foulis Road Foodieash Cupar Fife KY15 4FA

Applicant: Mr Bill Ingles 9 Lady Foulis Road Foodieash Cupar Fife KY15 4FA

Agent:

Application Permitted - no conditions

Ward: Cupar

Proposal: Change of use and alterations to first floor guide hall (Class 10) to form flatted dwelling house (sui generis) and retail (Class 1) and installation of dormers and cupola and roof lights and replacement windows and doors.

Location: Upper Floor 2 South Bridge Cupar Fife KY15 5HY

Applicant: Mr Mark Richardson Guide Hall South Bridge Cupar Fife KY15 5HY

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. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the 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 maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).

20 **Application No:** 23/00286/FULL

Date Decision Issued: 09/05/2023

Ward: Cupar

Proposal: Erection of domestic garage

Location: Mill Corner Millgate Cupar Fife KY15 5EB

Applicant: Mr Robert Rankin Mill Corner Millgate Cupar Fife KY15 5EB

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.

21 **Application No:** 22/04149/FULL

Date Decision Issued: 11/05/2023

Ward: Cupar

Proposal: Change of use of building to form storage (Class 6) and external alterations including replacement rendering and installation of rollershutter door and erection of fence and gate and formation of hardstanding

Location: Land South Of 1 Moathill Cupar Fife

Applicant: Chas G Anderson Ltd 95 Bonnygate Cupar Scotland KY15 4LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. No trees on site shall be removed and appropriate protection measures for those outwith the boundary where works are proposed shall be provided and agreed in writing by Fife Council as Planning Authority unless otherwise agreed by the Planning Authority.

Reason(s):

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

22 **Application No:** 22/04276/LBC

Date Decision Issued: 11/05/2023

Ward: Cupar

Proposal: Listed building consent for installation of replacement internal fire doors

Location: Cupar Library 33 Crossgate Cupar Fife KY15 5AS

Applicant: Yvonne Gillespie Bankhead Central 1 Bankhead Park Glenrothes Scotland Ky7 6gh

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.

Reason(s):

1. In order to comply with the 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: Planning permission in principle for erection of dwellinghouse and formation of vehicular access and associated drainage infrastructure
Location: North Callange Farm Callange Ceres Cupar Fife KY15 5TU
Applicant: J A Waldie & Son North Callange Farm Callange Ceres Cupar Fife KY15 5TU
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, 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 proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with National Planning Framework 4 (2023) and Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) 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 surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020).

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.

3. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
4. 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 35 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

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

5. No development shall commence until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

- 6. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
- 7. Prior to the first use of the proposed new vehicular access, visibility splays shall be provided in accordance with the current Fife Council Transportation Services Development Guidelines and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of doubt, all roadside boundary markers along the frontage of 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.
- 8. Prior to the first use of the proposed new vehicular access, the existing accesses shall be closed off by permanent means to all vehicular traffic
- 9. Prior to the occupation of the first dwellinghouse, the first two metre length of the vehicular access driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
- 10. Prior to occupation of the dwellinghouse, off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Services Development Guidelines.

Reason(s):

- 1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
- 2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
- 3. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
- 4. In the interests of protecting residential amenity.
- 5. To establish the risk posed to the proposed dwellinghouse.
- 6. To ensure all risks posed by past coal mining activity are dealt with appropriately.
- 7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
- 8. In the interest of road safety; to ensure that there is no intensification of use of a substandard access.
- 9. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
- 10. In the interests of road safety. To ensure the provision of adequate off street parking facilities.

24 **Application No:** 23/00603/FULL

Date Decision Issued: 17/04/2023

Ward: Dunfermline Central

Proposal: Proposed single storey extension to rear of dwellinghouse.

Location: 18 Kingfisher Place Dunfermline Fife KY11 8JJ

Applicant: Mrs Judith Buttars 18 Kingfisher Place Dunfermline Fife KY11 8JJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

25 **Application No:** 22/04191/LBC

Date Decision Issued: 20/04/2023

Ward: Dunfermline Central

Proposal: Listed building consent for installation of replacement windows

Location: South Fod Farmhouse Mcbaith Way Dunfermline Fife KY11 8YY

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

Agent: Jon Frullani 140 Perth Road Dundee United Kingdom DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall have slim glazing units at a maximum thickness of 16mm and shall be finished externally in white painted timber frames upon installation and thereafter permanently maintained as such.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

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

26 **Application No:** 23/00613/FULL

Date Decision Issued: 21/04/2023

Ward: Dunfermline Central

Proposal: Installation of sculpture and associated seating

Location: Dunfermline Public Park St Margarets Drive Dunfermline Fife KY12 7QL

Applicant: Avril Guild Enterprise & Environment Kirkcaldy Crematorium Kirkcaldy Fife
KY2 6HQ

Agent: Andrew McLatchie Aros House 121 Cadzow Street Hamilton United Kingdom
ML3 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.

27 **Application No:** 21/00528/NMV6

Date Decision Issued: 24/04/2023

Ward: Dunfermline Central

Proposal: Approval of matters required by conditions for Phase 2 of residential development of 193 residential units (Approval of condition 2(d) of planning permission 14/00809/PPP) (Non-Material Variation to 21/00528/ARC for alterations to approved substation location within residential development and associated alterations to public art and landscaping

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: Mr Kenny Mitchell Broxden House Lamberkin Drive Perth PH1 1RA

Agent:

Application Permitted - no conditions

28 **Application No:** 23/00191/LBC

Date Decision Issued: 24/04/2023

Ward: Dunfermline Central

Proposal: Listed building consent for internal alterations

Location: Seven Kings Pub 32 - 42 Bridge Street Dunfermline Fife KY12 8DA

Applicant: Greene King Abbot House Westgate Brewery Bury St Edmonds United Kingdom IP33 1QT

Agent: Richard Cotton The Studio Sovereign House Trinity Business Park Wakefield United Kingdom WF2 8EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

29 **Application No:** 23/01010/CLP

Date Decision Issued: 26/04/2023

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) for conversion of integral garage to living accommodation including alterations to garage door to form window

Location: 8 Acorn Street Dunfermline Fife KY11 8QD

Applicant: Miss Stacey Inglis 8 Acorn Street Dunfermline Scotland KY11 8QD

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

Application Permitted - no conditions

30 **Application No:** 23/00796/ADV

Date Decision Issued: 28/04/2023

Ward: Dunfermline Central

Proposal: Advertisement of the following types : Fascia Signs, 1no wall mounted car park sign and 1no twin post mounted sign

Location: Co-operative Funeral Service 2 Dewar Street Dunfermline Fife KY12 8AD

Applicant: The Co-operative 1 Angel Square Manchester United Kingdom M60 0AG

Agent: Will Forrester Redforrest House Queens Court North, Earlsway Gateshead
United Kingdom NE11 0BP

Application Permitted - no conditions

31 **Application No:** 22/03252/FULL **Date Decision Issued:** 04/05/2023

Ward: Dunfermline Central

Proposal: Erection of two dwellinghouses (Class 9) and ancillary garage/studio and the formation of hardstanding and access

Location: Nethertown Lodge West Nethertown Street Dunfermline Fife KY12 7PN

Applicant: Mr John James Chalmers 4A Comely Park Dunfermline Scotland KY12 4HU

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

Application Withdrawn

32 **Application No:** 22/03353/NMV1

Date Decision Issued: 04/05/2023

Ward: Dunfermline Central

Proposal: Alterations to Integral garage to form habitable living space - Non material variation to approved 22/03353/FULL to alter finishing material for infill wall

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 - no conditions

33 **Application No:** 23/00733/ADV

Date Decision Issued: 05/05/2023

Ward: Dunfermline Central

Proposal: Display of illuminated and non-illuminated signage

Location: Seven Kings Pub 32 - 42 Bridge Street Dunfermline Fife KY12 8DA

Applicant: Mr Millar Seven Kings Pub 32 - 42 Bridge Street Dunfermline Fife KY12 8DA

Agent: Gillian Shepley Asheigh House Beckbridge Road Normanton England WF6 1TE

Application Permitted - no conditions

34 **Application No:** 23/00734/LBC

Date Decision Issued: 05/05/2023

Ward: Dunfermline Central

Proposal: Listed building consent for replacement signage to public house

Location: Seven Kings Pub 32 - 42 Bridge Street Dunfermline Fife KY12 8DA

Applicant: Mr Millar Seven Kings Pub 32 - 42 Bridge Street Dunfermline Fife KY12 8DA

Agent: Gillian Shepley Asheigh House Beckbridge Road Normanton England WF6 1TE

Application Permitted - no conditions

35 **Application No:** 23/00797/FULL

Date Decision Issued: 05/05/2023

Ward: Dunfermline Central

Proposal: Proposed extension to rear of dwellinghouse and proposed outbuilding within curtilage of dwellinghouse.

Location: 9 Linburn Grove Dunfermline Fife KY11 4LG

Applicant: Mr Colin Archer 9 Linburn Grove Dunfermline Scotland KY11 4LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

36 **Application No:** 23/00879/CLP

Date Decision Issued: 05/05/2023

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for partial conversion of integral garage to form habitable accommodation and installation of window

Location: 67 Kingfisher Place Dunfermline Fife KY11 8JN

Applicant: Mr E Lennie 67 Kingfisher Place Dunfermline Fife KY11 8JN

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

Application Permitted - no conditions

37 **Application No:** 23/01201/CLP

Date Decision Issued: 12/05/2023

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (Proposed) for alterations to rear of dwellinghouse

Location: 20 Dean Drive Crossford Dunfermline Fife KY12 8PD

Applicant: Mr G Doyle 20 Dean Drive Crossford Dunfermline Fife KY12 8PD

Agent: STUART SMITH 16 HAMILTON DRIVE WEST EDINBURGH EDINBURGH
CITY EH15 1NR

Application Permitted - no conditions

38 **Application No:** 23/00588/FULL

Date Decision Issued: 17/04/2023

Ward: Dunfermline North

Proposal: Change of use from 3 flatted dwellings to use as short term lets

Location: Reids Corner 312, 314 And 316 Winterthur Lane Dunfermline Fife KY12 9GE

Applicant: Mr Stuart Morris Unit 21 Dunfermline Business Centre Izatt Avenue
Dunfermline Scotland KY11 3BZ

Agent: Derek Scott 21 Lansdowne Crescent Edinburgh Scotland EH12 5EH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 23/01028/ADV

Date Decision Issued: 28/04/2023

Ward: Dunfermline North

Proposal: Display of 4 No. internally illuminated fascia signs and 1 No. non illuminated sign plus 4 No. vinyl non-illuminated signs on existing totems

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

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

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

Application Permitted - no conditions

40 **Application No:** 23/00440/FULL

Date Decision Issued: 12/05/2023

Ward: Dunfermline North

Proposal: Change of use from cafe (Class 3) to flatted dwelling (Sui Generis) and external alterations including installation of replacement windows and door

Location: The Junket 4 Loch Street Townhill Dunfermline Fife KY12 0HH

Applicant: D J Manning Properties Ltd Fittyview House Bowershall Dunfermline United Kingdom KY12 0RZ

Agent: Ed Dalton Hedgehope Hardens Road Duns United Kingdom TD11 3NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 23/00925/CLP

Date Decision Issued: 12/05/2023

Ward: Dunfermline North

Proposal: Certificate of Lawfulness for erection of domestic outbuilding and associated decking

Location: 7 Kingseat Road Dunfermline Fife KY12 0DE

Applicant: Mr & Mrs Ross and Ann Whyte 34 Kingseat Road Dunfermline United Kingdom KY12 0DD

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

Application Permitted - no conditions

42 **Application No:** 23/00473/TPA

Date Decision Issued: 17/04/2023

Ward: Dunfermline South

Proposal: Prior Approval for Installation of 18m high telecommunications mast and 3 No. ancillary cabinets. Aberdour Road, Pitcorthie, Dunfermline, KY11 4XR.

Location: Telecommunications Base Station To The Rear Of 58 Menteith Drive
Masterton Road Dunfermline Fife

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

Agent: Ella Chandler 1a Station Court Station Road Guiseley United Kingdom LS20
8EY

Application Permitted - no conditions

43 **Application No:** 23/00637/FULL

Date Decision Issued: 19/04/2023

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse

Location: 6 Pitbauchlie Bank Dunfermline Fife KY11 8DP

Applicant: Mr and Mrs Donald and Anne Adrain 6 Pitbauchlie Bank Dunfermline Scotland KY11 8DP

Agent: Rod Boyd 99 Swift Street Dunfermline Scotland KY11 8ZL

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

44 **Application No:** 22/04235/FULL

Date Decision Issued: 21/04/2023

Ward: Dunfermline South

Proposal: Alterations and extension to dwellinghouse

Location: 14 Birrell Drive Dunfermline Fife KY11 8DW

Applicant: Mrs Hollie Wegner-Jaszkin 14 Birrell Drive Dunfermline Fife KY11 8DW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

45 **Application No:** 23/00672/CLP

Date Decision Issued: 21/04/2023

Ward: Dunfermline South

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

Location: 21 Brambling Road Dunfermline Fife KY11 8HD

Applicant: Mr Richard Banks 21 Brambling Road Dunfermline Scotland KY11 8HD

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

Application Permitted - no conditions

46 **Application No:** 23/00428/FULL

Date Decision Issued: 26/04/2023

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse.

Location: 8 Juniper Grove Dunfermline Fife KY11 8BQ

Applicant: Mr A Collins 8 Juniper Grove Dunfermline Fife KY11 8BQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

47 **Application No:** 23/00426/CLP

Date Decision Issued: 28/04/2023

Ward: Dunfermline South

Proposal: Certificate of Lawfulness (proposed) for single storey extension to rear of dwellinghouse and partial conversion of integral garage.

Location: 6 John Place Dunfermline Fife KY11 8NJ

Applicant: Mr S Johnston 6 John Place Dunfermline Fife KY11 8NJ

Agent: Andrew Allan AYE House admiralty park Dunfermline UK KY11 2UW

Application Permitted - no conditions

48 **Application No:** 23/00790/FULL

Date Decision Issued: 10/05/2023

Ward: Dunfermline South

Proposal: Alterations to roof pitch and formation of dormer extension (amendment to 21/03680/FULL)

Location: 19 Blackwood Green Dunfermline Fife KY11 8QG

Applicant: Mr & Mrs P Stevenson 19 Blackwood Green Dunfermline Fife KY11 8QG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** Application for matters specified in conditions of planning permission in principle 18/02715/PPP for the erection of dwellinghouse and formation of access.**Location:** Land To North East Of Toldrie Farm Cottage Toldrie Lochton Crail Fife**Applicant:** Mr & Mrs Andy & Amy Nisbet 16 Sandycraig Road Pittenweem Anstruther United Kingdom KY10 2PX**Agent:** Aaron Smillie Darach House Stoneyfield Business Park Inverness Highland IV2 7PA**Application Permitted with Conditions****Approve** subject to the following 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 DWELLINGHOUSE IS OCCUPIED, off-street parking shall be provided as shown on Drawing No. 02A in accordance with the current Fife Council Parking Standards as contained within Making Fife's Places Supplementary Guidance (2018). The parking spaces shall be retained for the lifetime of the development.
3. BEFORE THE DWELLINGHOUSE IS OCCUPIED vehicular access to the site, as shown on Drawing No. 02A, shall be completed in accordance with Making Fife's Places Supplementary Guidance.(2018)
4. BEFORE THE DWELLINGHOUSE IS OCCUPIED, the first two metre length of the existing unmade access to the rear of the public road shall be constructed in a paved material (not concrete slabs). For the avoidance of any doubt, all works carried out on or adjacent to the public road shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. Prior to any works starting on site, Visibility Splays shall be provided as shown on Drawing No02A.
6. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

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

7. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -11) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.
8. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the 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 and to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road safety; to ensure that adequate visibility splays are available for drivers using the existing vehicular access onto the public road from the outset.
6. To protect the residential amenity of surrounding premises

7. In the interests of protecting and safeguarding the natural environment.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

50 **Application No:** 23/00204/FULL

Date Decision Issued: 17/04/2023

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse (amendments to previous planning approval 22/00246/FULL)

Location: Newlands Greigston Bankhead Peat Inn Cupar Fife KY15 5LF

Applicant: Mr N Baillie Greigson Farm Newlands, Greigson Farm Nr Peat Inn Peat Inn Scotland KY15 5LF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

51 **Application No:** 23/00375/LBC

Date Decision Issued: 19/04/2023

Ward: East Neuk And Landward

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

Location: 16 South Loan Pittenweem Anstruther Fife KY10 2QB

Applicant: Mr Simon Turner 16 South Loan Pittenweem Anstruther Fife KY10 2QB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

52 **Application No:** 22/03902/CLE

Date Decision Issued: 20/04/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (existing) for use of dwelling house as short term let

Location: Jura Cottage 2 Collier Row Peat Inn Cupar Fife KY15 5LH

Applicant: Mr Simon Froggatt Lower Aish Lower Aish South Brent Devon TQ10 9JQ

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Listed Building Consent for first floor side extensions, single storey extension to the rear, dormer window to front and installation of replacement windows (amendment to previous consent 21/01620/LBC)

Location: Elm Bank Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Nygel Scourfield Elm Bank Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The new extension hereby approved shall be fixed to the existing building into the mortar joints and not the stonework with a traditional mix consisting of lime and aggregate (no cement).

Reason(s):

1. In order to comply with the 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 and Elie and Earlsferry Conservation Area.

54 **Application No:** 23/00344/FULL

Date Decision Issued: 20/04/2023

Ward: East Neuk And Landward

Proposal: First floor side extensions, single storey extension to the rear, dormer window to front and installation of replacement windows (amendment to previous consent 21/01618/FULL)

Location: Elm Bank Park Place Elie Leven Fife KY9 1DH

Applicant: Mr Nygel Scourfield Elm Bank Park Place Elie Leven Fife KY9 1DH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The new extension hereby approved shall be fixed to the existing building into the mortar joints and not the stonework with a traditional mix consisting of lime and aggregate (no cement).

Reason(s):

1. In order to comply with the 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 and Elie and Earlsferry Conservation Area.

55 **Application No:** 23/00374/FULL

Date Decision Issued: 20/04/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to front of dwellinghouse

Location: 16 South Loan Pittenweem Anstruther Fife KY10 2QB

Applicant: Mr Simon Turner 16 South Loan Pittenweem Anstruther Fife KY10 2QB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

56 **Application No:** 23/00384/FULL

Date Decision Issued: 20/04/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement windows to dwellinghouse

Location: 31 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mr Tom Telfer 31 Shoregate Crail Anstruther Fife KY10 3SU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: East Neuk And Landward

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

Location: 31 Shoregate Crail Anstruther Fife KY10 3SU

Applicant: Mr Tom Telfer 31 Shoregate Crail Anstruther Fife KY10 3SU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

58 **Application No:** 23/00689/CLP

Date Decision Issued: 21/04/2023

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for external alteration to dwellinghouse (convert integral garage to habitable room)

Location: 6 March Road Anstruther Fife KY10 3YR

Applicant: Mr mitchell morrison 6 March Road Anstruther Fife KY10 3YR

Agent:

Application Permitted - no conditions

59 **Application No:** 23/00377/LBC

Date Decision Issued: 21/04/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement windows

Location: 15 Watson Place Pittenweem Road Anstruther Fife KY10 3ED

Applicant: Mrs Kirsty Armstrong 15 Watson Place Pittenweem Road Anstruther Fife KY10 3ED

Agent: Robert Slaney 48 3F2 Bruntsfield Gardens Edinburgh Scotland EH10 4DZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

60 **Application No:** 22/03957/FULL

Date Decision Issued: 26/04/2023

Ward: East Neuk And Landward

Proposal: Erection of boundary fence and gates (removal of existing)
Site: 7-9 The Steading Kingsbarns St Andrews Fife KY16 8TH

Location: 7 The Steading Kingsbarns St Andrews Fife KY16 8TH

Applicant: Kingdom Housing Association Saltire Centre Pentland Court Glenrothes Fife
KY6 2DA

Agent: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline Fife
KY11 8UU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

61 **Application No:** 23/00378/FULL **Date Decision Issued:** 25/04/2023

Ward: East Neuk And Landward

Proposal: Erection of shed to side of dwellinghouse

Location: 3 Bow Butts Crail Anstruther Fife KY10 3UR

Applicant: Mr Gordon Lockart 3 Bow Butts Crail Scotland KY10 3UR

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: East Neuk And Landward**Proposal:** Proposed erection of two dwellings and associated works**Location:** Clarks Garage 15 Pittenweem Road Anstruther Fife KY10 3DS**Applicant:** Shadow Developments Ltd 165 Brook Street Broughty Ferry Dundee Scotland DD5 1DJ**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. Prior to the occupation of each of the proposed dwellinghouses, off street parking, as shown on Drawing No. 6951 PL 303 shall be provided for that dwellinghouse in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of each of the proposed dwellinghouses, the first two metre length of the driveways to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of each of the proposed dwellinghouses, there shall be provided within the curtilage of each of the sites, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place and to ensure that vehicles do not overhang the public footway.
5. NO DEVELOPMENT SHALL COMMENCE ON SITE 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.

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

6. THE SITE SHALL NOT BE BROUGHT INTO USE UNTIL any required remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 5. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all development work on site (save for site investigation work) shall cease immediately and the local 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 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 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 — 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.

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

working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
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. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
6. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction
7. To ensure all contamination within the site is dealt with.

63 **Application No:** 23/00436/FULL

Date Decision Issued: 26/04/2023

Ward: East Neuk And Landward

Proposal: Erection of dormer extensions to rear of dwellinghouse

Location: 2 Regal Court Anstruther Fife KY10 3EE

Applicant: Mr Jonathan Swarbrick 2 Regal Court Anstruther Fife KY10 3EE

Agent: David Swarbrick 39 Queensway Horsham West Sussex RH13 5AP

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 23/00521/FULL **Date Decision Issued:** 27/04/2023

Ward: East Neuk And Landward

Proposal: Installation of replacement front door to dwellinghouse

Location: 7 Sahara Park Elie Leven Fife KY9 1BB

Applicant: Mr Nigel McMillan 7 Sahara Park Elie Leven Fife KY9 1BB

Agent: John Cowan Macintosh House Viking Way Rosyth Scotland KY11 2UU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

65 **Application No:** 23/00569/FULL

Date Decision Issued: 03/05/2023

Ward: East Neuk And Landward

Proposal: Single storey extension to side of dwellinghouse

Location: Shepherds Cottage Chesters Farm Dunino St Andrews Fife KY16 8LZ

Applicant: Mr And Mrs Jamie Raeside Shepherds Cottage Chesters Farm Dunino St Andrews Fife KY16 8LZ

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.

Ward: East Neuk And Landward

Proposal: Formation and installation of 3 No. new windows to front of dwellinghouse for ancillary residential accommodation

Location: 1 James Street Cellardyke Anstruther Fife KY10 3AZ

Applicant: Mr & Ms A J Salomia & Lewis 1 James Street Cellardyke Anstruther Fife KY10 3AZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed window openings and windows hereby approved shall match the existing upper floor windows to be externally finished in white painted timber window frames upon installation with no visible trickle vents and thereafter permanently maintained as such.
3. FOR THE AVOIDANCE OF DOUBT, the proposed use of the ground floor level shall only be used for domestic purposes which are incidental to the enjoyment of the dwellinghouse as ancillary living accommodation and not as a separate dwellinghouse. Furthermore, the ground floor accommodation of this property shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Cellardyke Conservation Area is maintained.
3. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

67 **Application No:** 16/00063/NMV2 **Date Decision Issued:** 05/05/2023

Ward: East Neuk And Landward

Proposal: Non material variation to approved 16/00063/FULL for removal of approved porch and sunroom

Location: The Lodge Gillingshill Anstruther Fife KY10 2RX

Applicant: Mrs Lisa Kennedy The Lodge Gillingshill Anstruther Fife KY10 2RX

Agent:

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: Single storey extension and formation of raised platform to rear of dwellinghouse and installation of replacement windows (amendment to planning approval 21/01404/FULL)

Location: 16 Bank Street Elie Leven Fife KY9 1BW

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

Agent: Colin Simpson Creewood 11A Bank Street Elie Fife KY9 1BW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the original dwellinghouse hereby approved shall be finished in white painted timber sliding sash and case windows upon installation to match the existing windows and thereafter permanently maintained as such with no visible external vents.

Reason(s):

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

69 **Application No:** 23/00827/APN

Date Decision Issued: 05/05/2023

Ward: East Neuk And Landward

Proposal: Prior Notification for Farm-related Building Works (Non-residential) at 3.825 acre field at Bankhead Farm, Peat Inn, Cupar, Fife

Location: Land At Bankhead Farm Bankhead Peat Inn Fife

Applicant: Mrs Susan Wright 45 Meadowside Road Cupar Fife KY15 5DD

Agent:

Application Permitted - no conditions

70 **Application No:** 23/00955/CLP

Date Decision Issued: 05/05/2023

Ward: East Neuk And Landward

Proposal: Certificate of lawfulness (proposed) for installation of windows and doors and removal of chimney

Location: Dunyveg Williamson Place Toll Road Cellardyke Anstruther Fife KY10 3BL

Applicant: Dr & Dr Sarah & Katie Easterby-Smith & Jones Dunyveg Williamson Place Toll Road Cellardyke Anstruther Fife KY10 3BL

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

Application Permitted - no conditions

71 **Application No:** 23/01003/APN **Date Decision Issued:** 05/05/2023

Ward: East Neuk And Landward

Proposal: Prior Notification for Farm-related Building Works (Non-residential) at Land At Waterless Farm Feddinch St Andrews

Location: Land At Waterless Farm Cameron Fife

Applicant: Undefined Newtonhead Farm Ayr Road Lanark Scotland ML11 9TU

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

Application Permitted - no conditions

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse

Location: Sandford 81 High Street Earlsferry Leven Fife KY9 1AH

Applicant: Mrs Catrina Henderson Sandford 81 High Street Earlsferry Leven Fife KY9 1AH

Agent: Harry Wood 44 Morningside Road Edinburgh Lothian EH10 4BF

Application Permitted with Conditions

Approve subject to the following 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 ground floor windows hereby approved shall match the existing ground floor window to be externally finished in white painted timber traditional sliding sash and case windows upon installation with matching astragal detail and no visible trickle vents and thereafter permanently maintained as such.
3. FOR THE AVOIDANCE OF DOUBT, the stone details for the external quoins and window surrounds shall be constructed in a natural stone of a colour and coursing to match the existing dwellinghouse. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

Reason(s):

1. In order to comply with the 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 Elie and Earlsferry Conservation Area.
3. In the interests of safeguarding visual amenity; to ensure that the character and appearance of the Elie and Earlsferry Conservation Area is maintained.

73 **Application No:** 23/00668/FULL

Date Decision Issued: 12/05/2023

Ward: East Neuk And Landward

Proposal: Alterations including replacement of roof and installation of seven replacement windows to rear extension to dwellinghouse

Location: Hycroft Lodge High Street Elie Leven Fife KY9 1BY

Applicant: Mr Iain Macintosh Hycroft Lodge High Street Elie Leven Fife KY9 1BY

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY9 1AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

74 **Application No:** 23/00669/LBC

Date Decision Issued: 12/05/2023

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement roof and installation of seven replacement windows to rear extension to dwellinghouse

Location: Hycroft Lodge High Street Elie Leven Fife KY9 1BY

Applicant: Mr Iain Mackintosh Hycroft Lodge High Street Elie Leven Fife KY9 1BY

Agent: Alastair Graham Tresta Links Road Earlsferry United Kingdom KY9 1AW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

75 **Application No:** 23/00682/FULL

Date Decision Issued: 12/05/2023

Ward: East Neuk And Landward

Proposal: Conservatory extension to front of dwellinghouse and formation of opening in wall and installation of gate

Location: Stenton Farmhouse Stenton Abercrombie Anstruther Fife KY10 2DF

Applicant: Mr Toby Anstruther Balcaskie Estate Office Easter Kellie Farm Anstruther Fife KY10 2RF

Agent: Gail Halvorsen Mountskip House Gorebridge United Kingdom EH23 4NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 23/00760/FULL

Date Decision Issued: 04/05/2023

Ward: Glenrothes Central And Thornton

Proposal: Erection of single storey extension to rear of dwellinghouse

Location: 10 Alburne Crescent Glenrothes Fife KY7 5RE

Applicant: Mrs Maureen Thompson 10 Alburne Crescent Glenrothes KY7 5RE

Agent: Mark McClelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to side/rear of dwellinghouse

Location: 35 Westerlea Leslie Glenrothes Fife KY6 3LU

Applicant: Ms Alicia Skivington 35 Westerlea Leslie KY6 3LH

Agent: Derek McCafferty Beechgrove Cottage Sandilands Limekilns KY11 3JD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, no clear-glazed windows, other than those already approved as part of this permission, shall be installed in the east or west-facing side elevations of the approved extension, unless otherwise agreed in writing with this Planning Authority.
3. Prior to the occupation of the extended part of the dwelling, the widening of the existing vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
4. Prior to the occupation of the extended part 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. D4D/427/P-03 Rev B. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of residential amenity, to mitigate direct overlooking to the immediate neighbouring residential properties either side of the site.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

78 **Application No:** 23/00704/APN

Date Decision Issued: 20/04/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Prior notification for erection of a general purpose agricultural storage building

Location: Ballinkirk House Carriston Star Glenrothes Fife KY7 6LN

Applicant: Mr Peter Roberts Ballinkirk House Carriston Star KY7 6LN

Agent: Paul Dickson Seafield House Kinlocheil Fort William PH33 7NP

Application Permitted - no conditions

79 **Application No:** 22/01847/FULL

Date Decision Issued: 21/04/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Change of use from two flatted dwellings (Sui Generis) to dwellinghouse (Class 9) and external alterations including installation of replacement windows

Location: 21 Manse Road Markinch Glenrothes Fife KY7 6DX

Applicant: Mr N Masson Mansfield Kirk Wynd Markinch United Kingdom KY7 6DT

Agent: Derek Ross 6 Hill Place Markinch United Kingdom KY7 6EW

Refusal/Enforcement Action

Reason(s):

1. In the interests of visual amenity and preserving the character of the conservation area; the proposed windows due to their design, UPVC frames and modern opening methods would have a significant detrimental impact on the traditional character of the property and the character and appearance of the Markinch Conservation Area. As such the proposal would not comply with Policy 7 of NPF4, Policies 1, 10, and 14 of The Adopted FIFEplan (2017), Historic Environment Scotland's (HES) Managing Change in the Historic Environment: Windows (2018), Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas and Markinch Conservation Area Appraisal and Management Plan.

80 **Application No:** 23/00699/CLP

Date Decision Issued: 03/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of lawfulness (proposed) for erection of domestic garage and conversion of integral garage to form habitable accommodation

Location: 1 Beechwood Drive Glenrothes Fife KY7 6GE

Applicant: Mr And Mrs Nikolic 1 Beechwood Drive Glenrothes Fife KY7 6GE

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

Application Permitted - no conditions

81 **Application No:** 22/03296/FULL

Date Decision Issued: 09/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Single storey extension to front/side/rear; formation of vehicular access and gate and erection of detached double domestic garage/store to rear; and erection of replacement wall/railing to front of dwellinghouse

Location: 22 Commercial Street Markinch Glenrothes Fife KY7 6DE

Applicant: Mr And Mrs McDonald 22 Commercial Street Markinch KY7 6DE

Agent: Mark Mclelland 3 Haig Place Windygates KY8 5EE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the extended dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles, in accordance with the current Fife Council Making Fife Places Appendix G.

Reason(s):

1. In order to comply with the 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.

82 **Application No:** 23/00508/FULL

Date Decision Issued: 12/05/2023

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of prescription dispenser to side of shop

Location: 37 Peploe Drive Glenrothes Fife KY7 6FP

Applicant: Ms Bernadette Brown 8 Cadham Centre Glenrothes KY7 6RU

Agent: Clare Burton 55 Gravelly Bank Lightwood Stoke-on-Trent ST3 7EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

83 **Application No:** 22/03729/FULL

Date Decision Issued: 20/04/2023

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from warehouse (Class 6) to form mixed use (Sui Generis) motorcycle storage and meeting venue space (retrospective)

Location: Unit 1 71A Whitecraigs Road Glenrothes Fife KY6 2RX

Applicant: Mr Gordon Jamieson Unit 1 71A Whitecraigs Road Glenrothes Fife KY6 2RX

Agent: Katherine Crerar 37 High Street Grantown-on-Spey Scotland PH26 3EG

Application Permitted - no conditions

84 **Application No:** 23/00169/FULL

Date Decision Issued: 27/04/2023

Ward: Glenrothes West And Kinglassie

Proposal: Erection of boiler house industrial unit (Class 5) with flue

Location: Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

Applicant: Mr Ian Palmer InchDairney Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

Agent: Graeme Moncur 10 George Street Edinburgh United Kingdom EH2 2PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

85 **Application No:** 23/00709/FULL

Date Decision Issued: 28/04/2023

Ward: Glenrothes West And Kinglassie

Proposal: Replacement conservatory extension roof to rear of dwellinghouse

Location: 20 Ashbank Court Glenrothes Fife KY7 4TS

Applicant: Miss N Gibson 20 Ashbank Court Glenrothes KY7 4TS

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.

86 **Application No:** 23/00697/FULL

Date Decision Issued: 02/05/2023

Ward: Glenrothes West And Kinglassie

Proposal: Single storey extension to rear of No. 12 and erection of detached double domestic garage/store to rear of both dwellinghouses

Location: 12 Gleneagles Avenue Glenrothes Fife KY6 2QA

Applicant: Mr S Bathie 12 Gleneagles Avenue Glenrothes KY6 2QA

Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil 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.

87 **Application No:** 23/00155/FULL **Date Decision Issued:** 04/05/2023

Ward: Glenrothes West And Kinglassie

Proposal: Installation of flue (retrospective)

Location: Fife Safety Camera Partnership Police Scotland Detroit Road Glenrothes Fife KY6 2RJ

Applicant: Scottish Police Authority Police Headquarters Detroit Road, Glenrothes Fife Scotland KY6 2RJ

Agent: Struan Davie 1 Johns Place Leith Edinburgh Scotland EH6 7EL

Application Permitted - no conditions

88 **Application No:** 23/00764/FULL

Date Decision Issued: 04/05/2023

Ward: Glenrothes West And Kinglassie

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

Location: 20 Carlyle Road Glenrothes Fife KY6 1AQ

Applicant: Ms Natalie Grande 20 Carlyle Road Glenrothes KY6 1AQ

Agent: DCN Architecture Park Lane House 47 Broad Street Glasgow G40 2QW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

89 **Application No:** 23/00766/CLP

Date Decision Issued: 04/05/2023

Ward: Glenrothes West And Kinglassie

Proposal: Certificate of lawfulness (proposed) for external alterations, principally the installation of replacement doors

Location: MFI 2 - 3 Pentland Park Glenrothes Fife KY6 2AL

Applicant: Sackville UK Property Select III Nominee (3) Limited C/o Chris Gardner
Progress Planning Consultancy 16 Norwood Newport-on-Tay United Kingdom
DD6 8DW

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

Application Permitted - no conditions

90 **Application No:** 23/00728/CLP

Date Decision Issued: 05/05/2023

Ward: Glenrothes West And Kinglassie

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

Location: 21 Dunbar Court Glenrothes Fife KY6 1JW

Applicant: Mr D Mackenzie 21 Dunbar Court Glenrothes Fife KY6 1JW

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

Application Permitted - no conditions

91 **Application No:** 23/00114/CLP

Date Decision Issued: 20/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of Lawfulness (Proposed) for use of dwellinghouse (class 9) for supported residential care (up to 5 people)

Location: Newton Of Lathrisk Farm West End Freuchie Cupar Fife KY15 7JH

Applicant: Mr Ryan Short Bremner House Castle Business Park Stirling United Kingdom FK9 4TF

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for erection of one dwellinghouse (Renewal of planning application 19/00807/PPP)
Location: Lomond Cottage West Port Falkland Cupar Fife KY15 7BW
Applicant: Mr & Mrs Crofts Lomond Cottage West Port Falkland Cupar Fife KY15 7BW
Agent:

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

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) A supporting statement illustrating the developments' compliance with Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) - including details of the required renewables technologies and completed Low Carbon Sustainability Checklist.

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
2. The sketch drawings and layout plans accompanying the application are not approved
3. The existing walls/hedges/boundary enclosures shall be fully retained to the satisfaction of this Planning Authority and no works affecting their height, width or stability shall be undertaken without agreement in writing with this Planning Authority
4. A scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted to the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent.
5. The existing access from the Q73 public road shall be improved and a new 2m wide footway shall be constructed from the existing access along the frontage of the site to include the frontage of No's 1,2 and 3 Lomond Fields, and Lomond Cottage
6. Both the existing Lime tree and the Cypress Hedge, as highlighted in green on the approved plans, shall be retained to the satisfaction of the Planning Authority.
7. At the junction of the private access and the Q73 public road there should be full visibility to the right and to the left between points 1.05 metres above the carriageway level over the following visibility splay areas, 2m x 25m right and left in so far as lies within the applicant's control
8. All access driveways being constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. For the avoidance of doubt, the first two meters of the access driveway behind the newly formed footway shall be constructed in a paved material (not concrete slabs).
9. There shall be sufficient off-street parking spaces provided within the curtilage of the site for both the existing and proposed properties in accordance with the current Fife Council Transportation Development Guidelines.
10. 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, the turning area shall be formed outwith the parking areas

11. Internal garage dimensions shall be a minimum of 3m x 7m. Anything smaller than this will not be considered as an off street parking space
12. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.

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. The details shown on the drawings submitted are not regarded as necessarily the only or best solution for the development of this site.
3. In the interests of visual amenity; to ensure that all important features are retained and incorporated into the development.
4. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
8. In the Interest of road safety: to ensure adequate ground clearance for vehicles and to ensure that no deleterious material is carried onto the public road.
9. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
10. 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.
11. In the interest of road safety; to ensure the provision of adequate off street parking.
12. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

93 **Application No:** 22/04230/FULL

Date Decision Issued: 21/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations including single storey extension to the side & rear of the dwelling house

Location: 9 Cameron Drive Falkland Cupar Fife KY15 7DL

Applicant: Ms Mary Bennett 1 Liquorstone Falkland Cupar Scotland KY15 7DQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

94 **Application No:** 23/00294/FPN

Date Decision Issued: 21/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Prior Notification for Forestry-related Building Works (Non-residential) - Formation of a private way

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

Applicant: Mr Thomas Kenny Forestry Cabin Rameldry Eastwood Kingskettle Cupar United Kingdom KY15 7TS

Agent:

Application Permitted - no conditions

95 **Application No:** 23/00799/CLP

Date Decision Issued: 24/04/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of Lawfulness - Proposed for alterations to existing dwellinghouse and garage to include omission of door, replacement windows to doors, additional window and formation of raised platform all to rear

Location: 7 Church Lane Ladybank Cupar Fife KY15 7LY

Applicant: Ms Nicky Horsburgh 7 Church Lane Ladybank Cupar Fife KY15 7LY

Agent: Chris Andrews 41 Tarvit Drive Cupar Fife KY15 5BQ

Application Permitted - no conditions

96 **Application No:** 22/03177/FULL **Date Decision Issued:** 02/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 39 Bankwell Crescent Strathmiglo Cupar Fife KY14 7PY

Applicant: Ms Karel Markin 39 Bankwell Crescent Strathmiglo Cupar Fife KY14 7PY

Agent: Lawrie Barns 48 Scott Road Glenrothes Scotland KY6 1AD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

97 **Application No:** 22/04302/FULL

Date Decision Issued: 03/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to conservatory and replacement of various windows/doors.

Location: 28 School Brae Letham Cupar Fife KY15 7RN

Applicant: Mr Jamie Smith 28 School Brae Letham Cupar Fife KY15 7RN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

98 **Application No:** 23/01081/CLP **Date Decision Issued:** 03/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse.

Location: 67 Cash Feus Strathmiglo Cupar Fife KY14 7QP

Applicant: Ms Pauline Smith 67 Cash Feus Strathmiglo Cupar Scotland K14 7QP

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of outbuilding to form ancillary dining facilities for Primary School

Location: Newburgh Primary School Cupar Road Newburgh Cupar Fife KY14 6HA

Applicant: Fife Council North Street Glenrothes Fife 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. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The construction of the development shall be carried out fully in accordance with the recommendations contained within the submitted Tree Report (Plan Reference 10) and as per the tree protection plan contained within this document. This Planning Authority shall be formally notified in writing of the completion of the required tree protection measures and NO DEVELOPMENT WORKS SHALL COMMENCE ON SITE until this Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason(s):

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

100**Application No:** 17/04065/NMV6

Date Decision Issued: 11/05/2023

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from open space to form a leisure development incorporating a Hutting site (15 Huts) - (Non Material Variation to 17/04065/FULL for amendments to Plot 14)

Location: Cash Wood Pillars Of Hercules Falkland Fife

Applicant: Dr Peter Andrew Kushner 46 Jamie Anderson Place St Andrews Fife KY16 8YG

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for erection of a dwellinghouse (renewal of permission for application 15/03728/PPP)
Location: Land South Of Newton House South Maltings Newton Of Falkland Fife
Applicant: Falkland Developments Ltd 34 Millhill Street Dunfermline uk ky11 4tg
Agent: James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

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, the position of all buildings and a design statement including analysis as to how the proposed development would relate to the surrounding development and would preserve and maintain the established trees on site;

(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 ground and building floor levels, new walls and fences and details of proposed landscape treatment including tree protection and a Sustainable Drainage Scheme (SuDs);

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;

(d) A full tree survey and full details of the tree protection measures and future maintenance details for the trees on site, this shall also include details of works to upgrade the existing access to the site with special reference to works affecting tree roots adjacent to and below the line of the proposed access.

No work (including works to the existing trees on site) shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.

2. The dwelling shall be a maximum of single storey construction and may include rooms in the roofspace, shall be of a design which reflects the prevailing architectural character of the locality in terms of form, scale, building layout, elevational details and finishing materials. The application shall include an access and design statement relating the detailed design to its setting with particular reference to the setting generally.
3. No development or arboricultural works shall be started on site until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- (i) Existing and finished ground levels in relation to a fixed datum;
- (ii) Existing landscaping features and vegetation to be retained and, in the case of damage, restored;
- (iii) The location and design, including materials, of all walls, fences and gates;
- (iv) A scheme of tree and shrub planting showing the location, numbers, species and sizes of trees and shrubs to be planted within the site;
- (v) All soft landscaping and hard landscaping works; and
- (vi) A programme for completion and subsequent maintenance.

All hard and soft landscaping works shall be carried out in accordance with the scheme as subsequently approved in writing by the planning authority.

Unless ascertained to be terminally or dangerously diseased by a survey undertaken by a qualified arboriculturist, the existing trees on site shall not be lopped, topped, felled, uprooted, removed or disturbed in any way without the prior written consent of the planning authority. If terminally diseased or dangerous these

trees shall be replaced in the next available tree-planting season by trees of a species to be agreed.

Any trees or shrubs, including hedges planted on the site in accordance with the approved landscaping scheme, which in the opinion of the planning authority are dying, severely damaged or diseased, within 5 years of planting shall be replaced in the next available tree-planting season by trees or shrubs of a similar specification to those originally planted.

4. Off-street parking spaces and a suitable turning area shall be provided within the application site prior to the commencement of any construction works subsequently approved, in accordance with the current Fife Council's current Transportation Development Guidelines (for clarification, temporary arrangements may be agreed for the construction period).
5. The residential unit to be constructed 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 the residential unit hereby approved in principle shall not be used as a House in Multiple Occupation.
6. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.

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 and to ensure a sufficiently detailed application for consideration by this Planning Authority and to protect the existing trees on site at this time.
2. In order to ensure the appropriate design for the setting of the site which is at a prominent location on higher ground when viewed from points of public vantage to the south and west.
3. In the interests of visual amenity and to maintain the trees and associated ecology of the area. To retain some elements of the original garden setting of the adjacent buildings and of the site within the village generally.
4. In the interests of road safety during and after construction, to avoid the need for on-street parking to serve the development and to enable vehicles to enter and leave the site in forward gear and to avoid reversing manoeuvres on the shared access road to the site.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy H2 of the Adopted St Andrews and East Fife Local Plan and Policy 2 of the emerging FIFEplan .
6. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

Ward: Inverkeithing And Dalgety Bay
Proposal: External alterations to dwellinghouse including first floor roof extension and formation of balcony
Location: 9 Sealstrand Dalgety Bay Dunfermline Fife KY11 9NG
Applicant: Mr John Meaden 9 Sealstrand Dalgety Bay Dunfermline Fife KY11 9NG
Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

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

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

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

Reason(s):

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

Ward: Inverkeithing And Dalgety Bay**Proposal:** Change of use from two flatted dwellinghouses (Sui generis) to one flatted dwellinghouse (Sui generis), replacement window, installation of balustrade to form Juliet balcony**Location:** 25 Seaside Place Aberdour Burntisland Fife KY3 0TX**Applicant:** Mr Rayner Lazaro 23 Seaside Place Aberdour United Kingdom □ KY3 0TX**Agent:** David Liston 9 Gayfield Sqaure Edinburgh United Kingdom EH1 3NT**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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: Proposed garage conversion, first floor extension over garage, decking & single storey extension.
Location: 5 Chapel Villas Dalgety Bay Dunfermline Fife KY11 9UD
Applicant: Mr & Mrs D Heslop 5 Chapel Villas Dalgety Bay United Kingdom KY11 9UD
Agent: Andrew Allan AYE House Admiralty Park Dunfermline UK KY11 2UW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

105**Application No:** 23/00929/CLP

Date Decision Issued: 24/04/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for conversion of integral garage to form habitable accommodation

Location: 16 Seafire Place Dalgety Bay Dunfermline Fife KY11 9GY

Applicant: Mr & Mrs C Cantwell 16 Seafire Place Dalgety Bay Dunfermline Fife KY11 9GY

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay

Proposal: External alterations and installation of replacement windows to flatted dwelling.

Location: 56 High Street Inverkeithing Fife KY11 1NN

Applicant: Mr James Elliot 56 High Street Inverkeithing Fife KY11 1NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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: Erection of dwellinghouse with associated access and parking (Renewal of planning application 18/02335/FULL)
Location: Land To East Of Number 23 Heriot Street Inverkeithing Fife
Applicant: Mrs Lily Bostock 23 Heriot Street Inverkeithing Fife KY11 1ND
Agent:

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows on the south facing elevation, and the first-floor level windows on the west facing elevation, of the dwellinghouse hereby approved shall be fitted with obscure glazing prior to the occupation of the dwellinghouse and thereafter the glazing shall be retained as such for the lifetime of the development.
3. PRIOR TO WORKS COMMENCING ON THE SITE, details of the drainage infrastructure to be installed shall be submitted for the prior written approval of Fife Council as Planning Authority. It shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be fully operational prior to occupation of the dwelling unless otherwise agreed in writing. It shall thereafter be retained and maintained for the lifetime of the development
4. Prior to the occupation of the new dwelling, a replacement public footway including its ancillary vehicular crossing shall be provided along the northern frontage of the site in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to the occupation of the dwelling, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. 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).
6. BEFORE THE DEVELOPMENT IS OCCUPIED off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
7. The residential units provided on site shall be used solely as residences for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse; or, (c) not more than 2 unrelated residents living together in a flat. For the avoidance of doubt, none of the residential units hereby approved shall be used for Housing in Multiple Occupation.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding the amenity of neighbours by avoiding overlooking.
3. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
4. 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. To ensure adequate provision of off-street car parking.
7. In the interests of maintaining a mixed and balanced housing stock as required by Adopted FIFEplan - Fife Local Development Plan Policy 2 (Homes) or any subsequent revision or amendment of this document
8. To ensure all contamination within the site is dealt with.

108**Application No:** 23/01069/ADV

Date Decision Issued: 05/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of 4no internally illuminated fascia signs

Location: Thistle House 8 St Davids Drive St Davids Business Park Dalgety Bay
Dunfermline Fife KY11 9PF

Applicant: Mr Richard Castle-Smith Thistle House 8 St. Davids Drive Dalgety Bay
Scotland KY11 9PF

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay**Proposal:** Alterations and formation of hardstanding and vehicular access.**Location:** 2 Seabeach House The Shore Aberdour Burntisland Fife KY3 0TY**Applicant:** Mr I Owers 2 Seabeach House The Shore Aberdour Burntisland Fife KY3 0TY**Agent:** Andrew Allan AYE House Admiralty Park Rosyth Dunfermline Fife KY11 2YW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The duntakings from the existing wall shall be salvaged and incorporated into the hereby approved retaining wall with matching natural stone to be used to fulfill any shortfall, unless otherwise agreed in writing by Fife Council as Planning Authority.
3. The existing gate pier with pyramid style coping stone shall be replicated in form, scale, design and choice of materials at the opposing end of the newly formed access PRIOR TO THE DEVELOPMENT COMING INTO USE and shall be retained for the lifetime of the development.
4. Prior to the driveway coming into use, the construction of the tie in between the new driveway and the public road shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
5. Prior to the driveway coming into use, it shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have a minimum depth of 5.45 metres measured from the rear of the public road boundary. The width and layout of the driveway shall be as per Drawing No 2 for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. 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.

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of two dwellinghouses (Class 9) and associated development, access and landscaping (renewal of planning permission 17/01367/FULL)
Location: Land At Former Quayside Inn Harbour Place Inverkeithing Fife
Applicant: MRL 42 Charlotte Square Edinburgh United Kingdom EH2 4HQ
Agent: EMA Architecture + Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. 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.fife.gov.uk/contaminatedland

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

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

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

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

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

5. Prior to the occupation of either dwelling, the 2 metre footpath along the frontage of the site as detailed in the approved plans shall have been completed in accordance with Fife Council Transportation Development Guidelines.
6. Prior to the occupation of either dwelling, all access driveways shall have been constructed at a gradient not exceeding 1 in 10 (10%). The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
7. All roadside boundary markers along the full frontage of the application site shall be maintained at a height not exceeding 600mm above the adjacent road channel level throughout the lifetime of the development.
8. Prior to the occupation of either dwelling, there shall have been provided within the curtilage of each plot 3 nos. parking spaces for vehicles in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development.
9. NO WORKS SHALL COMMENCE ON SITE (including tree works, fires, soil moving, temporary access construction and/or widening or any works involving the use of motorised vehicles or construction machinery) until an ecological assessment and scheme of landscaping (indicating the siting, numbers, species and heights (at time of planting) of all planting, and the extent and profile of any areas of earthmounding; and including for biodiversity enhancement consistent with National Planning Framework 4, FIFEplan Fife Local Development Plan, and Making Fife's Places Supplementary Guidance; and with details of timing and phasing of landscaping in relation to the development hereby approved); and related tree survey, tree protection and compensatory tree planting plans, and arboricultural method statement (AMS) (all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations); have all been submitted to and approved, in writing, by the planning authority, and protective fencing erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;
 - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
 - c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained in the approved plans and trees which are the subject of any Tree Preservation Order;
 - d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;
 - e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any subsequent legislation amending revoking or re-enacting that Order; no services shall be dug or laid into the ground other than in accordance with the approved details;
 - f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved tree protection scheme;
 - g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.
10. NO DEVELOPMENT SHALL COMMENCE until details of drainage/SuDS infrastructure serving the development, associated maintenance plans, and such related information as necessary, consistent with the requirements of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements, have been submitted to and approved, in writing, by the planning authority. All surface or foul water arising must be diverted away from Network Rail property and any SuDS sited at least 10 metres from railway infrastructure.
 11. The SUDS and drainage infrastructure approved pursuant to Condition 10 above shall be constructed/installed contemporaneously with the build out of the development hereby approved and shall be made fully operational for each house hereby approved prior to first occupation, unless otherwise agreed in advance, in writing, by the planning authority; and shall thereafter be retained and maintained for the lifetime of the development.
 12. Prior to first occupation of each of the houses hereby approved, confirmation that the approved SUDS has been constructed in line with current best practice shall be submitted to Fife Council. The required

confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements.

Reason(s):

1. In order to comply with the 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 interests of road safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interests of road safety; to ensure the provision of adequate visibility at road junctions, etc.
8. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
9. In the interest of protecting and enhancing biodiversity and the natural environment.
10. To ensure a scheme for the management of surface and foul water consistent with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements and to safeguard critical public infrastructure.
11. To ensure the effective management of surface water and to ensure that the required drainage works are carried out and operational at the required stage of the development.
12. To ensure the approved SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with current best practice.

111 **Application No:** 23/01170/CLP

Date Decision Issued: 12/05/2023

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness - Proposed for installation of window, alteration of 2 No. windows to doors, replacement of existing windows and doors, timber cladding and formation of raised platform

Location: 21 Pinnel Place Dalgety Bay Dunfermline Fife KY11 9PB

Applicant: Mr Craig Douglas 21 Pinnel Place Dalgety Bay Dunfermline Fife KY11 9PB

Agent: Graham Hewat 308 Lanark Road West Currie Edinburgh Scotland EH14 5RR

Application Permitted - no conditions

112Application No: 23/00407/TPA

Date Decision Issued: 19/04/2023

Ward: Kirkcaldy Central

Proposal: Prior Approval for Electronic Communication Code Operators - 15m mast and associated equipment

Location: Telecommunications Base Station Bennoch Road Kirkcaldy Fife

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

Agent: Robert Poulter 1a Station Court Station Road Guiseley United Kingdom LS20 8EY

Application Permitted - no conditions

113 **Application No:** 23/00475/TPA

Date Decision Issued: 19/04/2023

Ward: Kirkcaldy Central

Proposal: Prior Approval for Electronic Communication Base Station

Location: Telecommunications Base Station Opposite 95 Bennoch Road Bennoch Road Kirkcaldy Fife

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

Agent: Ella Chandler 1a Station Court Station Road Guiseley United Kingdom LS20 8EY

Application Permitted - no conditions

114 **Application No:** 23/00446/LBC

Date Decision Issued: 28/04/2023

Ward: Kirkcaldy Central

Proposal: Listed building consent for installation of bronze plaque

Location: War Memorial Memorial Gardens Abbotshall Road Kirkcaldy Fife

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

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

Application Permitted - no conditions

Ward: Kirkcaldy Central

Proposal: Display of commemorative plaque

Location: War Memorial Memorial Gardens Abbotshall Road Kirkcaldy Fife

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

Agent: Nicola Pereira Bankhead Central 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.

Reason(s):

1. In order to comply with the 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: Change of use from council offices (Class 4) to 18 dwellings (Class 9) with associated alterations and parking, access and landscaping
Location: Social Work Office Ramsay Road Kirkcaldy Fife KY1 1UL
Applicant: Mr J. Singh Social Work Office Ramsay Road Kirkcaldy Fife KY1 1UL
Agent: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik Scotland EH26 9NJ

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORK STARTS ON SITE; details of the specification and colour, including samples, of the proposed external finishes shall be submitted for approval in writing by this Planning Authority. This shall include the proposed works required to make good the exposed walls of the Category C Listed building after demolition works take place and the re-located gated access and wall. FOR THE AVOIDANCE OF DOUBT; the existing gates and stone shall be re-used wherever possible. Thereafter, the development shall be carried out in accordance with these approved details.
3. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details should also include details of all proposed boundary treatments. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
4. BEFORE ANY WORKS START ON SITE; details of the future management and aftercare of the proposed landscaping and planting shall be submitted to and approved in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
5. 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.
6. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

7. The requirements and recommendations set out within the Bat Preliminary Roost Assessment Report (EP Ecology, 2022) shall be implemented in full, prior to, during and on completion of the development.
8. Where bats, roosts or any other sign of bats are found on or near a development site, a species protection plan should be drawn up and approved in writing by the Planning Authority. Thereafter works shall be carried out in accordance with the approved bat surveys and species protection plan, where applicable.

Reason(s):

1. In order to comply with the 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 this Category C Listed Building.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. 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.
6. To ensure all contamination within the site is dealt with
7. In the interest of protected species.
8. In the interests of biodiversity and habitat protection; to ensure the development does not have an unacceptable impact on natural heritage assets.

Ward: Kirkcaldy Central
Proposal: Listed building consent for internal and external alterations to form 18 dwellings
Location: Social Work Office Ramsay Road Kirkcaldy Fife KY1 1UL
Applicant: Mr J Singh C/o Former Social Office Ramsay Road Kirkcaldy Scotland KY1 1UL
Agent: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik Scotland EH26 9NJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE; details of the specification and colour, including samples, of the proposed external finishes shall be submitted for approval in writing by this Planning Authority. This shall include the proposed works required to make good the exposed walls of the Category C Listed building after demolition works take place and the re-located gated access and wall. FOR THE AVOIDANCE OF DOUBT; the existing gates and stone shall be re-used wherever possible. Thereafter, the development shall be carried out in accordance with these approved details.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of this Category C Listed Building.

Ward: Kirkcaldy East
Proposal: Single storey extension to side of dwellinghouse with addition to existing raised terrace
Location: 92 Loughborough Road Kirkcaldy Fife KY1 3DD
Applicant: Mr Keith Davidson 92 Loughborough Road Kirkcaldy Fife KY1 3DD
Agent: Jack Wilson Unit 17 Eastfield Business Park Newark Road South Glenrothes Fife KY7 4NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

119 **Application No:** 21/01815/NMV1

Date Decision Issued: 24/04/2023

Ward: Kirkcaldy East

Proposal: Approval of matters required by Conditions 1(a) and 2(a-h) of 19/01088/PPP for Residential Development of 73 residential units (Phase 1F & 2B) -Non-Material Variation to 21/01815/ARC for repositioning of plot 328, amendments to parking layout and amendments to finishing materials throughout layout

Location: Land At Kingslaw Randolph Road Kirkcaldy Fife

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

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy East**Proposal:** Listed building consent for internal alterations to flatted dwelling and installation of replacement windows**Location:** 21 Braehead House Victoria Road Kirkcaldy Fife KY1 2SD**Applicant:** Ms Tanya Phoenix 21 Braehead House Victoria Road Kirkcaldy Fife KY1 2SD**Agent:** Beatriz Torres 81 Livingston Crescent Falkirk Scotland FK2 9BW**Application Refused****Reason(s):**

1. In the interests of preserving the character and historical integrity of this Category B Listed Building; the proposed alterations to the flatted dwelling would result in the loss of historic fabric to the detriment of the character and integrity of the listed building. As such the proposals are contrary to policies 1, 10 and 14 of the Adopted FIFEplan (2017), policy 7 of National Planning Framework 4 (2023).

Ward: Kirkcaldy East**Proposal:** Erection of detached garage**Location:** 14 Dovecot Crescent Dysart Kirkcaldy Fife KY1 2SJ**Applicant:** Mr Mark Diamond 14 Dovecot Crescent Dysart Scotland KY1 2SJ**Agent:** Scott Christie 5 Heron Place Kirkcaldy Scotland KY2 6NB**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Kirkcaldy North

Proposal: Alterations and erection of single storey extension

Location: Dean Park Hotel Dean Park Drive Kirkcaldy Fife KY2 6HF

Applicant: Mr Colin Smart The Dean Park Hotel Dean Park Drive Chapel level Kirkcaldy
United Kingdom KY2 6HF

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.

Ward: Kirkcaldy North

Proposal: Proposed single storey extension to side of dwellinghouse.

Location: 25 Dalmahoy Crescent Kirkcaldy Fife KY2 6SZ

Applicant: Mr D Campbell 25 Dalmahoy Crescent Kirkcaldy Fife KY2 6SZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE DEVELOPMENT IS OCCUPIED two off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason(s):

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

Ward: Kirkcaldy North

Proposal: Installation of replacement windows and doors

Location: 193 - 195 Dunearn Drive Kirkcaldy Fife KY2 6LE

Applicant: CO-OP CO-OP FOOD 193 Dunearn Drive KIRKCALDY United Kingdom fk17 8EA

Agent: William Harley Ancaster Business Centre Cross St Callander Scotland FK17 8EA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

125**Application No:** 22/03900/CLE

Date Decision Issued: 20/04/2023

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing) for use of dwelling house as short term let

Location: 30 North Feus Upper Largo Leven Fife KY8 6ER

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 of land to operational railway and construction of railway station car park and passenger facilities and formation of access and associated infrastructure**Location:** Land To The East Of A915 Fife**Applicant:** Mrs Catherine Stewart 151 St Vincent Street Glasgow Scotland G2 5NW**Agent:****Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NO 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.fife.gov.uk/contaminatedland

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

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

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

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

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

5. **BEFORE ANY WORKS COMMENCE ON SITE;** a scheme of intrusive site investigation works to identify any coal mining legacy issues shall be undertaken. The results of these investigations along with details of any required remedial works and/or mitigation measures to address land instability shall be submitted in a report for the prior written approval by Fife Council as Planning Authority in consultation with The Coal Authority. Thereafter any identified and agreed remedial works and/or mitigation measures shall be undertaken in full **BEFORE ANY DEVELOPMENT WORKS COMMENCE ON SITE.** The intrusive site investigations and remedial works shall be carried out in accordance with the relevant authoritative UK guidance.
6. **PRIOR TO THE RAIL STATION BECOMING OPERATIONAL FOR THE FIRST TIME** the active travel route between Windygates and the rail station as shown on Document 34 shall be provided and open for public use. The active travel route shall be constructed in accordance with the current Making Fife's Places (2018) Appendix G, to a standard suitable for adoption.
7. **PRIOR TO THE RAIL STATION BECOMING OPERATIONAL FOR THE FIRST TIME** the active travel route between the rail station and Methilhill to the south, as shown on Document 34, shall be provided and open for public use. The active travel route shall be constructed in accordance with the current Making Fife's Places (2018) Appendix G, to a standard suitable for adoption.
8. **PRIOR TO THE COMMENCEMENT OF WORKS TO THE ACCESS ROAD INTO THE SITE,** amended drawings which show the toucan crossing on the A915 Leven arm located closer to the roundabout at the existing field access and the provision of a new field access to the east of the proposed toucan crossing formed clear of the zig-zag markings shall be submitted for the written approval of Fife Council as Planning Authority. Thereafter, the approved crossing and access shall be constructed in accordance with the current Making Fife's Places (2018) Appendix G and shall be completed prior to the rail station becoming operational for the first time.
9. **PRIOR TO THE COMMENCEMENT OF WORKS RELATING TO THE SIGNALISED JUNCTION,** a drawing shall be submitted for the written approval of Fife Council as Planning Authority, showing the details of the signalised junction. The details shall include the provision of a pedestrian/cyclist stage crossing on the rail station arm; the provision of a pedestrian crossing on the north arm (this can remain inactive), details of the lane widths, signalling equipment, electrical supply and signal timings. The signalised junction shall thereafter be installed in accordance with the approved drawings and signal timings, prior to the rail station becoming operational for the first time.
10. Prior to the rail station becoming operational for the first time the car parking, ELV charging points; cycle parking spaces; pedestrian and cycle routes shown on approved Document 03 shall be provided and available for public use and shall thereafter be retained through the lifetime of the development.
11. **PRIOR TO THE RAIL STATION BECOMING OPERATIONAL FOR THE FIRST TIME** a bus boarder, pole and bus stop flag shall be provided to replace the proposed bus layby shown in the approved drawings.
12. **BEFORE ANY WORK COMMENCES ON THE CONSTRUCTION OF THE STATION BUILDINGS,** details of the specification and colour of the proposed external finishes of the pavilion building shall be submitted for approval in writing by this Planning Authority.

A detailed specification, including trade names where appropriate, of the proposed external materials shall be submitted to and approved in writing by the Planning Authority before above ground work is commenced on site. A full size sample panel of all facade components should be erected if requested at a location agreed with the Planning Authority.

13. The tree protection measures as set out within the approved Tree Protection Plan, shall be erected in full, prior to the commencement of works on site and shall remain upright and in place throughout the construction phase.
14. The development shall be implemented in accordance with the recommendations set out within the Updated Preliminary Ecological Appraisal (ikm, 2022) unless otherwise agreed in writing with Fife Council as planning authority.
15. **PRIOR TO THE RAIL STATION BECOMING OPERATIONAL FOR THE FIRST TIME,** all tree and other landscape planting shown in approved Drawings 27A and 28A outwith the site boundary but within the ownership of the applicant, shall be implemented in full and provision for their future maintenance shall be included within the details submitted through Condition 14.

16. BEFORE ANY WORKS START ON SITE, the following details shall be submitted for approval in writing by the Planning Authority:

location and design of all bin stores
all street furniture location and design details
design and location for posters, signage and all other such details

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

17. A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall then be submitted to and approved in writing by Fife Council as Planning Authority BEFORE THE DEVELOPMENT IS OCCUPIED. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
18. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

Reason(s):

1. In order to comply with the 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. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
5. To ensure all contamination within the site is dealt with.
6. To avoid unacceptable risks to human health and the environment.
7. To avoid unacceptable risks to human health and the environment.
8. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
9. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction
10. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
11. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
12. To ensure adequate provision of off-street car parking and facilities for pedestrians and cyclists
13. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
14. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area. The approved drawings indicate that the materials shown are indicative only.
15. 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.
16. To protect the trees on site to be retained.
17. In the interests of protecting the ecology of the site.
18. To reserve the rights of the Planning Authority with respect to these details.

127 **Application No:** 23/00913/CLP

Date Decision Issued: 05/05/2023

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (proposed) for single storey extensions to rear and side of dwellinghouse

Location: 16 Scoonie Crescent Leven Fife KY8 4SW

Applicant: Mr Darren Brown 16 Scoonie Crescent Leven Fife KY8 4SW

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

Application Permitted - no conditions

Ward: Lochgelly, Cardenden And Benarty
Proposal: Application for Hazardous Substances Consent for storage of additional 62,448 tonnes (Distilled Alcohol - Flammable Liquids P5c)
Location: Cluny Bond Cluny Kirkcaldy Fife KY2 6AR
Applicant: Diageo Scotland Ltd Cluny Bond Cluny Kirkcaldy Fife KY2 6AR
Agent: Blyth And Blyth Consulting Engineers Cornerstone 60 South Gyle Centre Edinburgh EH12 9EB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The hazardous substances shall not be kept or used other than in accordance with the particulars provided on the application form, nor outside the areas marked for storage of the substances on the plans which form part of the application.

Reason(s):

1. To clearly define the level of hazardous substance permitted by this consent.

Ward: Rosyth
Proposal: Change of use from retail (Class 1A) to aquatic teaching facility (Sui Generis) and installation of louvre
Location: 8 Unwin Avenue Rosyth Dunfermline Fife KY11 2ZQ
Applicant: Mr Keith Anderson 48 Eastfield Edinburgh United Kingdom EH15 2PN
Agent: David Hogg 5 Glanville place Edinburgh Scotland EH3 6SZ

Application Permitted with Conditions

Approve subject to the following 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 associated with the use hereby approved shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

Reason(s):

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

Ward: Rosyth
Proposal: Change of use of part from retail (Class 1A) to hot food takeaway (Sui Generis) and associated works including the installation of flue
Location: Newsagents Shop 20 Hilton Road Rosyth Dunfermline Fife KY11 2BA
Applicant: Haimishe Investment Company Limited. 20 Hilton Road Rosyth Scotland KY11 2BA
Agent: Don Bennett 10 Park Court Glasgow Scotland G46 7PB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

1. In order to comply with the 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:** 23/00680/FULL

Date Decision Issued: 19/04/2023

Ward: Rosyth

Proposal: Single storey extension to rear of dwellinghouse

Location: 9 Brucehaven Road Limekilns Dunfermline Fife KY11 3JA

Applicant: Mr & Mrs R Deacon 9 Brucehaven Road Limekilns KY11 3JA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

132Application No: 23/00756/CLE

Date Decision Issued: 19/04/2023

Ward: Rosyth

Proposal: Certificate of Lawfulness (Existing) for use of flatted dwelling(Sui Generis) as HMO (4 persons)

Location: 63 Castle Road Rosyth Dunfermline Fife KY11 2AR

Applicant: Netlatch Ltd Dockyard Digs Management Suite Globe Road Rosyth Fife KY11 2AQ

Agent: Richard Phillips Bank House 20A Strathearn Road Edinburgh United Kingdom EH9 2AB

Application Permitted - no conditions

133**Application No:** 23/00561/FULL

Date Decision Issued: 20/04/2023

Ward: Rosyth

Proposal: Installation of replacement conservatory roof to rear of dwellinghouse (retrospective)

Location: 35 Charles Way Limekilns Dunfermline Fife KY11 3LH

Applicant: Mr Paul Chalmers 35 Charles Way Limekilns KY11 3LH

Agent:

Application Permitted - no conditions

Ward: Rosyth

Proposal: Change of use of land from car park to storage and distribution lot (Class 6) including the erection of gate/fencing and siting of cabin and 2 storage containers.

Location: Forties Campus Barham Road Rosyth Europarc Rosyth Fife

Applicant: Woodview Properties Ltd Northern Bank House 4 Main Street Rosscolban, Kesh, Enniskillen Northern Ireland BT93 1TF

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. Prior to the use hereby approved commencing, off-street parking shall be provided within the curtilage of the site as shown on Drawing No 3341-CP-PP-002 Rev A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

Ward: Rosyth
Proposal: Listed building consent for removal of roughcast and re-pointing of west elevation of dwellinghouse
Location: 8 The Wellheads Limekilns Dunfermline Fife KY11 3JG
Applicant: Mr Kenneth Walker 8 The Wellheads Limekilns KY11 3JG
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: Listed Building Consent for installation of EV charger to front of dwellinghouse
Location: 3 Hilton Cottages Hilton Road Rosyth Dunfermline Fife KY11 3HA
Applicant: Mr Callum Chisholm 3 Hilton Cottages Hilton Road Rosyth KY11 3HA
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the electrical trunking shall be grey to match the stonework, routed on the exterior of the building and along with the charging point mounting shall be fixed through/into the mortar beds, not into the masonry blocks.

Reason(s):

1. In order to comply with the 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 minimise the visual and physical impact of the proposals on the architectural character and stonework of the listed cottage.

Ward: St. Andrews

Proposal: Installation of replacement roofing

Location: Victory Memorial Hall St Marys Place St Andrews Fife KY16 9UY

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

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. PRIOR TO STRIPPING ALL THE SLATES FROM THE ROOF, the roof shall be surveyed and photographed and the laying pattern of the existing slates, their shape, size(s), thickness, and colour shall be recorded. ONCE THE EXISTING SLATES HAVE BEEN STRIPPED OFF, should all the slates not be considered fit for re-use, full details of their condition, why they are not fit for re-use, and the quantities that are not fit for re-use shall be submitted to this Planning Authority for PRIOR approval in writing, AND BEFORE ANY SLATE IS REMOVED FROM THE SITE.
3. SHOULD CONDITION 2 BE DISCHARGED AND APPROVAL IS GRANTED TO REPLACE ALL THE EXISTING ROOF SLATES, the roof survey information and photographs requested under CONDITION 2 shall be submitted along with a full specification and photographs of the proposed new slates to this Planning Authority for PRIOR approval in writing. FOR THE AVOIDANCE OF DOUBT, the replacement new slates shall closely match the existing slates in size, colour, thickness, texture and laying pattern.
4. SHOULD THE MAJORITY OF THE EXISTING SLATES BE RE-USED, any slate short fall shall be made up of matching reclaimed Scottish Slate of the same size, colour, thickness, texture and laying pattern as the existing slates.

Reason(s):

1. In order to comply with the 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 preventing the loss of important serviceable historic fabric where justified.
3. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.
4. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

Ward: St. Andrews

Proposal: Single storey extension to front of dwellinghouse

Location: 27 Windsor Gardens St Andrews Fife KY16 8XL

Applicant: Mr & Mrs Kevin & Brenda Lawlor 27 Windsor Gardens St Andrews Fife KY16 8XL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews

Proposal: Single storey, rear extension to dwelling.

Location: 13 Woodburn Terrace St Andrews Fife KY16 8BA

Applicant: Ms Pauline Brown 13 Woodburn Terrace St Andrews Fife KY16 8BA

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. FOR THE AVOIDANCE OF DOUBT, no glazed openings shall be placed on the south elevation of the rear extension hereby approved at a later date without the express consent of the Planning Authority.
3. BEFORE THE REAR EXTENSION IS BROUGHT INTO USE, a 2.0 metre high timber privacy screen as shown on the approved proposed elevations, drawing number 05B, shall be placed along the north rear boundary. The new fence shall extend from the rear building line of the existing dwellinghouse to beyond the proposed north facing window serving the dining area of the proposed rear extension and shall 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. In the interests of safeguarding the residential amenity of neighbouring property.
3. In the interests of safeguarding the residential amenity of neighbouring property.

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations including replacement louvres; and shopfront painting and windows and door

Location: 24 Bell Street St Andrews Fife KY16 9UX

Applicant: Mr Scott Jarron 24 Bell Street St Andrews Scotland KY16 9UX

Agent: Olivia Atkin HK Interiors 76 Catley Road Sheffield United Kingdom S9 5JF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews**Proposal:** Alterations including installation of condenser unit and replacement louvres and shopfront signage and windows and door**Location:** 24 Bell Street St Andrews Fife KY16 9UX**Applicant:** Mr Scott Jarron 24 Bell St St Andrews Scotland KY16 9UX**Agent:** Olivia Atkin 76 Catley Road Sheffield United Kingdom S9 5JF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 07:00-23:00hrs and night-time shall be 23:00-07:00hrs.

Reason(s):

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

Ward: St. Andrews

Proposal: Display of one external illuminated fascia sign, one external non-illuminated awning with branding and projecting sign and two internal non-illuminated vinyl signs

Location: 24 Bell Street St Andrews Fife KY16 9UX

Applicant: Mr Scott Jarron 24 Bell Street St Andrews Scotland KY16 9UX

Agent: Olivia Atkin HK Interiors 76 Catley Road Sheffield United Kingdom S9 5JF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The proposed projecting sign and the lowest edge of the proposed canopy shall be erected so that no sign is positioned nearer than 450mm from the carriageway edge and that a clearance height of not less than 2.25m is maintained above the footway level.

Reason(s):

1. In order to comply with the 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 the adequate position and location of signs alongside roadways and above footways/footpaths to ensure safe pedestrian and vehicle movement.

143**Application No:** 23/00788/CLE

Date Decision Issued: 24/04/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (existing) for use of flatted dwellinghouse as HMO

Location: The Flat 116 South Street St Andrews Fife KY16 9QD

Applicant: Mr Andrew Wicklow 1 Mossbank Road Milngavie Scotland G62 8NJ

Agent: Calum Smith Woodlands 134 Woodlands 134 New Trows Road Lesmahagow
Scotland ML11 0ER

Application Permitted - no conditions

144**Application No:** 22/00254/NMV1

Date Decision Issued: 25/04/2023

Ward: St. Andrews

Proposal: Change of use of part of offices (Class 4) to form two flatted dwellings (Sui generis) and external alterations including single storey extension to the rear, installation of replacement windows, reroofing and erection of fence (Non-Material Variation to 22/00254/FULL to install flue and gas meter box)

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

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

Agent: Montgomery Forgan Associates Eden Park House Eden Park Cupar KY15 4HS

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Remove a window in the garage and insert a door with a stair access and erection of shed

Location: Woodburn 52 Lade Braes St Andrews Fife KY16 9DA

Applicant: Mr Gordon Bruins Woodburn 52 Lade Braes St Andrews Fife KY16 9DA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 33 Hepburn Gardens St Andrews Fife KY16 9LS

Applicant: Ms S Gilroy 33 Hepburn Gardens St Andrews Fife KY16 9LS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on those windows hereby approved and located on the front elevation and the side gable wall elevation.

Reason(s):

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

147 **Application No:** 23/00915/CLP

Date Decision Issued: 25/04/2023

Ward: St. Andrews

Proposal: Certificate of lawfulness (proposed) for use of flatted HMO as short term let

Location: Playfair Terrace 3B North Street St Andrews Fife KY16 9HX

Applicant: Mrs Helena Davidson Playfair Terrace 3B North Street St Andrews Fife KY16 9HX

Agent: Neil Rankin 2 Tudor Road Glasgow United Kingdom G14 9NJ

Application Permitted - no conditions

148**Application No:** 22/03941/NMV1

Date Decision Issued: 02/05/2023

Ward: St. Andrews

Proposal: Installation of replacement window and rooflight and installation of solar panels (Non Material Variation for amendments to shower-room window and rooflight, roof opening to be built out and slated over to match existing to 22/03941/FULL)

Location: 16 College Street St Andrews Fife KY16 9AA

Applicant: Mr James Page 20 Lodge Close Cobham Surrey United Kingdom KT11 2SG

Agent: Muir Walker & Pride Fiona Canavan Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Alterations including replacement door, partial replacement roof, painting of timber and formation of new dormer window**Location:** 23 Hepburn Gardens St Andrews Fife KY16 9DG**Applicant:** Mr Ken Dalton 23 Hepburn Gardens St Andrews Fife KY16 9DG**Agent:** Angus McGhie 7 Alexandra Place St Andrews KY16 9XE**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All replacement slate to the kitchen extension shall closely match the existing slate in terms of type, size, colour, and thickness.
3. All stone details shall be constructed in natural stone to closely match the colour, texture, and coursing of the existing stonework unless otherwise agreed in writing by this Planning Authority BEFORE works commence on site.
4. A traditional mortar mix shall be used consisting of lime and aggregate (no cement) for all masonry work.

Reason(s):

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

150 **Application No:** 23/00814/CLP

Date Decision Issued: 03/05/2023

Ward: St. Andrews

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

Location: 25 Drumcarrow Road St Andrews Fife KY16 8SE

Applicant: Ms Ann Astell 25 Drumcarrow Road St Andrews Scotland KY16 8SE

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

Application Permitted - no conditions

151 **Application No:** 23/01162/CLP

Date Decision Issued: 03/05/2023

Ward: St. Andrews

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

Location: 26 Spottiswoode Gardens St Andrews Fife KY16 8SB

Applicant: Mr & Mrs - Wyness 26 Spottiswoode Gardens St. Andrews United Kingdom KY16 8SB

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 61 Hepburn Gardens St Andrews Fife KY16 9LS

Applicant: Ms D. Osborne & Mr P. Flaig 61 Hepburn Gardens St Andrews Fife KY16 9LS

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The sliding multi-pane sash and case windows hereby approved shall be detailed as per approved drawing 01A unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.
3. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on those windows hereby approved and located on the front elevation.

Reason(s):

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

Ward: St. Andrews

Proposal: Listed building consent for single storey extension to rear of flatted dwelling and internal alterations (renewal of 20/00582/LBC)

Location: Basement Flat 122 North Street St Andrews Fife KY16 9AF

Applicant: Mr Andrew Dunlop 166 Garscadden Road Glasgow Scotland G15 8SY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework unless changes are subsequently agreed in writing with this Planning PRIOR to works commencing on site.
3. All new water goods shall be in metal and painted to match the colour of the existing water goods.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To reserve the rights of the Planning Authority with respect to the external finishes.
3. To reserve the rights of the Planning Authority with respect to this detail.

Ward: St. Andrews

Proposal: Listed Building Consent for external alterations including replacement windows and doors and roof covering and installation of rooflight

Location: 11 Craills Lane St Andrews Fife KY16 9NR

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

Agent: Muir Walker & Pride Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

155**Application No:** 23/00750/LBC

Date Decision Issued: 12/05/2023

Ward: St. Andrews

Proposal: Listed Building Consent for internal alterations to flatted dwelling

Location: 24 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

Applicant: HG24 B.V (Netherlands) care of Co De Heus 175 Rubensstraat Ede
Netherlands 6717VE

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

Application Permitted - no conditions

Ward: St. Andrews**Proposal:** Installation of replacement windows**Location:** Flat C 91 Market Street St Andrews Fife KY16 9NX**Applicant:** Ms T Porter Flat C 91 Market Street St Andrews Fife KY16 9NX**Agent:** Stephen Fraser 29 Arkaig Drive Crossford Scotland KY12 8YW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding what is shown on approved elevations drawing 10 the replacement sash and case windows hereby approved and located to the front shall be fitted with horns as detailed on approved drawing 11.
3. All the replacement windows hereby approved shall be painted an off-white colour with a satin finish to closely match the existing windows located on the front elevation.

Reason(s):

1. In order to comply with the 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 existing traditional windows and the Conservation Area of St. Andrews within which the site is located is maintained.
3. In the interests of visual amenity, to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

157 **Application No:** 23/01023/CLP

Date Decision Issued: 12/05/2023

Ward: St. Andrews

Proposal: Certificate of Lawfulness - Proposed for erection of domestic outbuilding to rear of dwellinghouse

Location: Knockhill Of Nydie Lodge Nydie Strathkinness St Andrews Fife KY16 9SL

Applicant: Mr David Low Knockhill Lodge Nydie Strathkinness St Andrews Fife KY16 9SL

Agent:

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: Erection of dwellinghouse (amendment to planning permission 17/02631/FULL to alter location of parking spaces)
Location: Former Pickletillum Inn Pickletillum Drumoig St Andrews Fife KY16 0BU
Applicant: Drumoig Developments Ltd Parkhill 52 Maryknowe Gauldry Newport on Tay Scotland DD6 8SL
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT a landscaping plan highlighting the native species of native origin shall be submitted to, and approved in writing by, Fife Council as planning authority. The garden boundary planting shall be species-rich native hedgerow, appropriate for this rural location, with a wildflower grassland buffer to support farmland bird species and provide biodiversity benefits. Thereafter the landscaping shall be planted in the first planting season following completion of the dwellinghouse.
3. 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 be used for Housing in Multiple Occupation.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of protecting and safeguarding the natural environment.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

159 **Application No:** 23/00482/FULL

Date Decision Issued: 17/04/2023

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Ravenscraig Terrace Steelend Dunfermline Fife KY12 9LU

Applicant: Mr John Horsburgh 4 Ravenscraig Terrace Steelend Dunfermline Fife KY12 9LU

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.

Ward: West Fife And Coastal Villages
Proposal: Single storey porch extension to front of dwellinghouse and alterations to roofline to form additional interior space
Location: Luscar Garden Cottage Saline Road Gowkhall Fife
Applicant: Ms Elizabeth Freeman Luscar Gardens Lodge B913 by Carnock Scotland KY12 9NY
Agent: Murdo McDermid 5 South Charlotte Street Edinburgh Scotland EH2 4AN

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

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

Reason(s):

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

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse.

Location: 49 Glebe Road Kincardine Alloa Fife FK10 4QB

Applicant: Mr & Mrs B Milligan 49 Glebe road Kincardine United Kingdom FK10 4QB

Agent: Louise Confrey Office 29, Alloa Business Centre Whins Road Alloa Clackmannanshire FK10 3SA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

162**Application No:** 23/00749/CLP

Date Decision Issued: 21/04/2023

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for alterations to existing French doors/balcony to form window

Location: 15 Blair Grove Blairhall Dunfermline Fife KY12 9LG

Applicant: Mr Craig Black 15 Blair Grove Blairhall Scotland KY12 9LG

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

Application Permitted - no conditions

163 **Application No:** 23/00811/CLP

Date Decision Issued: 02/05/2023

Ward: West Fife And Coastal Villages

Proposal: Certificate of Lawfulness (Proposed) for repairs and consolidation to church ruin including soft capping.

Location: West Kirk Churchyard Erskine Brae Culross Fife

Applicant: Ian S Wallace Bankhead Central Banhead Park Glenrothes United Kingdom KY7 6GH

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal alterations to flatted dwelling

Location: 26 High Street Kincardine Alloa Fife FK10 4RJ

Applicant: Mr Michael Houghton 2 MacGregor Place Falkirk Scotland FK2 8RJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages

Proposal: Alterations to roof of existing extension to rear of dwellinghouse

Location: 15 Burnside Terrace Oakley Dunfermline Fife KY12 9QU

Applicant: Mr Steven O'Reilly 15 Burnside Terrace Oakley Dunfermline Fife KY12 9QU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages**Proposal:** Erection of replacement extension to rear of dwellinghouse**Location:** Craigengar Low Causeway Culross Dunfermline Fife KY12 8HL**Applicant:** Dr & Dr David And Christine Boggon Craigengar Low Causeway Culross Dunfermline Fife KY12 8HL**Agent:** Steve Battrick 2-8 Clashburn Way Bridgend Industrial Estate Kinross Scotland KY13 8GA**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

Reason(s):

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