



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 8/8/2022 - 9/4/2022**

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

1 **Application No:** 22/01917/LBC

**Date Decision Issued:** 11/08/2022

**Ward:**

**Proposal:** Listed building consent for re-roofing

**Location:** The Old Barn 38 Cupar Road Auchtermuchty Cupar Fife KY14 7DJ

**Applicant:** Mr Andrew McCafferty Burn House Collessie Cupar Scotland KY15 7RQ

**Agent:**

**Application Permitted - no conditions**

2 **Application No:** 22/00840/CLP **Date Decision Issued:** 15/08/2022

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

**Proposal:** Certificate of lawfulness (proposed) for improvement and repair works to A955-30B.

**Location:** Street Record Bawbee Bridge Leven Fife

**Applicant:** Ms Lisa Cameron 151 St Vincent Street Glasgow United Kingdom G2 5NW

**Agent:**

**Application Permitted - no conditions**

3 **Application No:** 22/02108/CLP **Date Decision Issued:** 15/08/2022

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

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

**Location:** 25 Back Dykes East Wemyss Kirkcaldy Fife KY1 4RY

**Applicant:** Mrs Penny Millar 25 Back Dykes East Wemyss Kirkcaldy Fife KY1 4RY

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

**Application Permitted - no conditions**

4 **Application No:** 22/02366/DPN **Date Decision Issued:** 16/08/2022

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

**Proposal:** Prior Notification for Demolition of buildings.

**Location:** Farmhouse Newton Farm Kirkcaldy Fife KY1 4TD

**Applicant:**

**Agent:** Adam Johnston Earn House, Broxden Business Park Lamberkine Dr Perth  
Scotland PH1 1RA

**Application Permitted - no conditions**

5 **Application No:** 22/02084/FULL **Date Decision Issued:** 22/08/2022

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

**Proposal:** Installation of rooflights

**Location:** 25 South Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LX

**Applicant:** Mr C Reid 25 South Row Coaltown of Wemyss United Kingdom KY1 4LX

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

**Application Permitted - no conditions**

6 **Application No:** 22/01060/FULL **Date Decision Issued:** 08/08/2022

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

**Proposal:** Erection of dwellinghouse (Class 9) and associated development

**Location:** Starleyburn House Newbigging Burntisland Fife KY3 0AG

**Applicant:** Mrs Judith Arnstein Starleyburn House Newbigging Burntisland Fife KY3 0AG

**Agent:** Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline  
Fife KY11 8UH

### **Application Permitted with Conditions**

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

1. Notwithstanding the details shown in the approved drawings, the design for the boundary wall/fence to the east of the approved dwellinghouse is not hereby approved. The design of this boundary wall/fence shall instead be as agreed in writing by the planning authority in advance of its erection.
2. The downtaking of and alterations to the existing walls hereby approved shall be limited to that directly necessary in connection with the formation of the pedestrian and vehicular accesses hereby approved and shall not include for the removal of existing wall copes other than in connection with the formation of the pedestrian access hereby approved.
3. The design of, materials used in and finish of the reconstructed wall hereby approved shall match those of the wall it replaces and include for the retention of saddleback copes.
4. The gate hereby approved shall be a painted timber vertically-lined gate.
5. None of the trees shown being retained in the approved details shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the planning authority. Any of these trees removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby approved shall be replaced with a tree of a size and species to be agreed in writing with the planning authority.
6. Notwithstanding the details hereby approved, NO OPERATIONS SHALL COMMENCE ON SITE IN CONNECTION WITH THE DEVELOPMENT HEREBY APPROVED (including demolition works, tree works, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations has been submitted to and approved in writing by the planning authority and protective fencing is 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.

7. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a scheme of compensatory tree planting consistent with the details hereby approved, indicating the siting, numbers, species and heights (at time of planting) of all trees to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by the planning authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
8. All tree planting carried out shall be maintained in accordance with good horticultural practice for a period of five years from the date of planting. Within that period, any trees which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
9. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, the vehicular access driveway shall have been 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).
10. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided within its curtilage three parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown in approved drawings. Such provision shall be retained for the lifetime of the development.
11. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a surface and foul water drainage scheme shall have been made available for use in connection with use of the development hereby approved, details of which scheme shall have been submitted to and approved in writing by the planning authority; any Sustainable Urban Drainage Scheme (SuDS) to be sited no closer than 10 metres from the railway boundary, details of such a SuDS scheme to include details of future management and aftercare; such management and aftercare thereafter to be carried out in accordance with these approved details.

**Reason(s):**

1. To ensure a standard of design which safeguards the setting of the listed Starleyburn House and its listed walls.
2. For the avoidance of doubt as to the development hereby approved.
3. For the avoidance of doubt as to the development hereby approved.
4. To ensure this gate is appropriate to the character and appearance of this listed building.
5. To ensure the continued well-being of these trees in the interests of the amenity and environmental quality of the locality.
6. To ensure the continued well-being of these trees in the interests of the amenity and environmental quality of the locality.
7. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
8. In the interests of visual amenity and effective tree management; to ensure that adequate measures are put in place to protect the tree planting in the long term.
9. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
10. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
11. In the interests of railway safety; to protect the nearby railway lines.



7 **Application No:** 22/02091/FULL **Date Decision Issued:** 10/08/2022

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

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

**Location:** 12 Bowhouse Drive Kirkcaldy Fife KY1 1SB

**Applicant:** Mr & Mrs Lee & Nichola Indopoulos 12 Bowhouse Drive Kirkcaldy Fife KY1 1SB

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

### **Application Permitted with Conditions**

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

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

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

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

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

8 **Application No:** 22/01477/FULL **Date Decision Issued:** 11/08/2022

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

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

**Location:** 38 Grange Road Burntisland Fife KY3 0HY

**Applicant:** Mr Scott Brymer 38 Grange Road Burntisland Fife KY3 0HY

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

**Application Permitted - no conditions**

9 **Application No:** 22/02074/LBC **Date Decision Issued:** 11/08/2022

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

**Proposal:** Listed Building Consent for internal alterations to dwellinghouse

**Location:** 41 Craigkennochie Terrace Burntisland Fife KY3 9EN

**Applicant:** Mr Gavin Brunton 41 Craigkennochie Terrace Burntisland Fife KY3 9EN

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

**Application Permitted - no conditions**

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Erection of dwellinghouse with associated access and parking (Section 42 application to vary condition 3 of 21/00456/FULL).  
**Location:** Former Site Of Binn House Fleming Way Burntisland Fife  
**Applicant:** Mr Roy Cunningham 47 Kilcruik Road Kinghorn Fife KY3 9XH  
**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. 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 provision of a raised transition area with 25mm kerb upstand across the northern extents of the Fleming Way public road boundary. Prior to any works commencing on site, detailed plans showing the transition area shall be submitted for approval by Fife Council as Planning Authority. For the avoidance of doubt, once the relevant plan has been approved, these works shall be completed prior to the occupation of the dwelling.
2. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. 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) and adequate measures shall be installed to intercept surface water run-off from the driveway, prior to it reaching the public road boundary.
3. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.
4. BEFORE ANY DEVELOPMENT STARTS ON SITE, an Arboricultural Method Statement (AMS) shall be submitted for the written approval of Fife Council as planning authority. This shall provide the following:
  - A scheme of tree protection measures to protect the trees surrounding the site during construction;
  - A no dig solution specification, methodology and locations for use; shall be submitted and approved in writing by Fife Council as Planning Authority;
  - Special precaution measures.

The development shall be implemented in accordance with the details approved through this condition.

5. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year unless otherwise agreed in writing with the Planning Authority.
6. BEFORE ANY WORKS START ON SITE; full details of the required surface water attenuation shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.

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

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interests of protecting the trees surrounding the site.
5. In the interests of ecology, to minimise disruption within the bird nesting season.
6. To ensure the development complies with Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021).

11 **Application No:** 22/02589/CLP      **Date Decision Issued:** 15/08/2022

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

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

**Location:** 4 Macduff Crescent Kinghorn Burntisland Fife KY3 9RE

**Applicant:** Mrs Claire Young 4 Macduff Crescent Kinghorn Burntisland Fife KY3 9RE

**Agent:** Emma McGuinness 21 Wedderburn Place Dunfermline Fife KY11 4PJ

**Application Permitted - no conditions**

12 **Application No:** 22/01448/FULL **Date Decision Issued:** 18/08/2022

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

**Proposal:** Change of use from agricultural land to private garden ground

**Location:** Pitkinnie Cottage Kirkcaldy Fife KY2 5UZ

**Applicant:** Mr Bill Davie Pitkinnie Cottage Kirkcaldy Fife KY2 5UZ

**Agent:** Ian Dunn 237 Baldridgeburn Dunfermline Fife KY12 9EG

### **Application Refused**

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

1. In the interests of safeguarding the countryside; the proposal would not be situated within a defined settlement boundary and would not form an appropriate use within the countryside. As such, the proposal is contrary to Policies 1 and 7 of the Adopted FIFEplan Local Development Plan (2017).

13 **Application No:** 22/01876/FULL **Date Decision Issued:** 18/08/2022

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

**Proposal:** One and a half storey extension to side and single storey extensions to rear and front of dwellinghouse

**Location:** 3 Abbots Walk Kirkcaldy Fife KY2 5NL

**Applicant:** Mr Jeff McInnes 3 Abbots Walk Kirkcaldy United Kingdom KY2 5NL

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

**Application Permitted - no conditions**

14 **Application No:** 22/01331/FULL **Date Decision Issued:** 24/08/2022

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

**Proposal:** Two storey extension to side of dwellinghouse and formation of raised platforms

**Location:** 4 Queens Crescent Kinghorn Burntisland Fife KY3 9RG

**Applicant:** Mr Ian Adams 4 Queens Crescent Kinghorn Scotland KY3 9RG

**Agent:** Karen Bell 59 Main Street Kilsyth Glasgow Scotland G65 0AH

**Application Permitted - no conditions**



15 **Application No:** 22/02138/FULL

**Date Decision Issued:** 24/08/2022

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

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

**Location:** 38A Pettycur Bay Kinghorn Burntisland Fife KY3 9SB

**Applicant:** Ms . Clark 38A Pettycur Bay Kinghorn Burntisland Fife KY3 9SB

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

16 **Application No:** 22/01138/FULL **Date Decision Issued:** 25/08/2022

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

**Proposal:** Single storey extensions to front of dwellinghouse, erection of outbuilding and installation of decking and new fencing

**Location:** Brooklands Main Street Auchtertool Kirkcaldy Fife KY2 5XW

**Applicant:** Mr James Stewart Brooklands Main Street Auchtertool Kirkcaldy Fife KY2 5XW

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

**Application Permitted - no conditions**

17 **Application No:** 22/02627/TEL

**Date Decision Issued:** 25/08/2022

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

**Proposal:** Notification of intention to install telecommunications apparatus  
Site: 73B Broomhill Avenue, Burntisland, Fife, KY3 0BP

**Location:** This Site Address Is Still To Be Recorded On Our Property Database  
(temporary Address Used) Fife

**Applicant:** Gajula Sreevani 81 Newgate Street London EC1A 7AJ

**Agent:**

**Application Withdrawn**

18 **Application No:** 22/02649/FULL      **Date Decision Issued:** 25/08/2022

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

**Proposal:** Change of use from flatted dwelling (Sui Generis) to short-term holiday accommodation (Sui Generis)

**Location:** 32 Kirkbank Road Burntisland Fife KY3 9HZ

**Applicant:** Martin Property (Scotland) Ltd 57 Vorlich Way Dunfermline United Kingdom  
ky11 8jb

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

**Application Withdrawn**

19 **Application No:** 22/00202/FULL      **Date Decision Issued:** 26/08/2022

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

**Proposal:** Alteration to shopfront including installation of projecting canopy

**Location:** 172 High Street Burntisland Fife KY3 9AP

**Applicant:** Mr Ross MacAuley 172 High Street Burntisland Fife KY3 9AP

**Agent:** Archie Higgins 35 Harbour Place Burntisland Fife KY3 9DP

**Application Permitted - no conditions**

20 **Application No:** 22/00940/FULL

**Date Decision Issued:** 26/08/2022

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

**Proposal:** Alterations to and change of use from store (Class 6) to 2 dwellinghouses (Class 9), including installation of windows and rooflights

**Location:** 8 High Street Kinghorn Burntisland Fife KY3 9UE

**Applicant:** Mr Stuart Mitchell The Square 6 Butlaw South Queensferry Edinburgh Scotland eh309sj

**Agent:**

### **Application Permitted with Conditions**

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

1. BEFORE ANY EXTERNAL FINISHES ARE APPLIED TO THE 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.
2. The approved dwellinghouses shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the dwellinghouse shall not be used for Housing in Multiple Occupation.

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

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

21 **Application No:** 22/01915/LBC

**Date Decision Issued:** 26/08/2022

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

**Proposal:** Listed building consent for external alterations including installation of projecting canopy

**Location:** 172 High Street Burntisland Fife KY3 9AP

**Applicant:** Mr Ross McCauley 172 High Street Burntisland Fife KY3 9AP

**Agent:** Archie Higgins 35 Harbour Place Burntisland Fife KY3 9DP

**Application Permitted - no conditions**

22 **Application No:** 22/02119/FULL

**Date Decision Issued:** 26/08/2022

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

**Proposal:** First floor extension and installation of dormer extension to front of the dwellinghouse and formation of vehicular access to rear of dwellinghouse.

**Location:** 6 East Vows Walk Kirkcaldy Fife KY1 1SQ

**Applicant:** Mr James and Karin Stark 6 East Vows Walk Kirkcaldy Scotland KY1 1SQ

**Agent:** Hunzinger Jonathan 108 St Clair Street Kirkcaldy Scotland KY1 2BD

**Application Permitted with Conditions**

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

1. Prior to the occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
2. For the avoidance of doubt, no part of the proposed rear boundary wall including its foundations shall be located within the extents of the 2 metre wide roadside verge (service strip) on the western side of Craigfoot Place
3. Prior to the new vehicular access from Craigfoot Place coming into use, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.



23 **Application No:** 22/00462/LBC

**Date Decision Issued:** 29/08/2022

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

**Proposal:** Listed Building Consent for erection of gates

**Location:** 10 High Street Kinghorn Burntisland Fife KY3 9UE

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

**Agent:**

**Application Permitted - no conditions**

24 **Application No:** 22/02477/ADV

**Date Decision Issued:** 17/08/2022

**Ward:** Cowdenbeath

**Proposal:** Display of various signage

**Location:** Unit 3 Showroom Motor Retail Park Crossgates Road Crossgates Dunfermline  
Fife KY11 7EG

**Applicant:** Miss Dotkova Mercedes-Benz Dunfermline Halbeath Interchange Business  
Park Fife Motor Village UNIT 3 Dunfermline Scotland KY11 7EG

**Agent:** Scarlett Dotkova Futurama Limited Futurama Wharfedale Rd Euroway  
Industrial Estate Bradford West Yorkshire BD4 6SG

**Application Permitted - no conditions**

25 **Application No:** 22/02842/CLP

**Date Decision Issued:** 26/08/2022

**Ward:** Cowdenbeath

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

**Location:** 31 Bruce Road Crossgates Fife KY4 8AZ

**Applicant:** Mr William Sturrock 31 Bruce Road Crossgates Fife KY4 8AZ

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

**Application Permitted - no conditions**

26 **Application No:** 22/00595/FULL

**Date Decision Issued:** 29/08/2022

**Ward:** Cowdenbeath

**Proposal:** Erection of domestic shed/treehouse to rear of dwellinghouse

**Location:** 2 Bridgend Cottages Main Street Lumphinnans Cowdenbeath Fife KY4 9JB

**Applicant:** Mr Steven Wyse 2 Bridgend Cottages Main Street Lumphinnans KY4 9JB

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

**Application Permitted - no conditions**

27 **Application No:** 22/02298/FULL

**Date Decision Issued:** 31/08/2022

**Ward:** Cowdenbeath

**Proposal:** Conversion of garage including extension to form self contained ancillary living accommodation

**Location:** 107 Dunfermline Road Crossgates Cowdenbeath Fife United Kingdom KY4 8AR

**Applicant:** Mr Kevin Fraser 107 Dunfermline Road Crossgates Cowdenbeath Fife United Kingdom KY4 8AR

**Agent:** James Watters 34 Millhill Street Dunfermline Fife United Kingdom KY11 4TG

**Application Permitted with Conditions**

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

1. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse (107 Dunfermline Road) and not as a permanent separate dwellinghouse. The ancillary accommodation hereby approved shall not be let or sold separately from the main dwellinghouse (107 Dunfermline Road).
2. PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE, four off-street parking spaces shall be made available within the curtilage and shall be maintained as such for the lifetime of the development.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
2. To ensure adequate provision of off-street car parking.

28 **Application No:** 22/01677/FULL

**Date Decision Issued:** 01/09/2022

**Ward:** Cowdenbeath

**Proposal:** Change of use from public open space to private garden ground and erection of boundary fence

**Location:** 72 Seafar Drive Kelty Fife KY4 0JX

**Applicant:** James Hunter 72 Seafar Drive Kelty Fife KY4 0JX

**Agent:**

**Application Permitted - no conditions**

29 **Application No:** 22/02272/ADV

**Date Decision Issued:** 08/08/2022

**Ward:** Cupar

**Proposal:** Display of internally illuminated fascia sign, trough light and 1 projecting sign to retail unit

**Location:** 5 Cupar Retail Park South Road Cupar Fife KY15 5FA

**Applicant:** Miss Emily Nedergaard Century House Brunel Road Wakefield United Kingdom WF2 0XG

**Agent:**

**Application Permitted - no conditions**

30 **Application No:** 22/02658/CLP

**Date Decision Issued:** 16/08/2022

**Ward:** Cupar

**Proposal:** Certificate of lawfulness (proposed) for installation of rear dormer and rooflights

**Location:** 66 Kirklands Park Cupar Fife KY15 4EP

**Applicant:** Ms Anna Geissier-Wallace and Mr Kyle Wallace 66 Kirklands Park Cupar Scotland KY15 4EP

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

**Application Permitted - no conditions**



31 **Application No:** 22/01357/TPO

**Date Decision Issued:** 17/08/2022

**Ward:** Cupar

**Proposal:** Sycamore (Acer pseudoplatanus) - Crown lift of T1 and T3; removal of T2.

**Location:** 45 Watts Gardens Cupar Fife KY15 4UG

**Applicant:** Mr Hugh Sweeting 45 Watts Gardens Cupar UK KY15 4UG

**Agent:** Ed Janvier Kinnoull North Union Street Cupar UK KY15 4DU

**Application Permitted - no conditions**

32 **Application No:** 22/02015/FULL

**Date Decision Issued:** 22/08/2022

**Ward:** Cupar

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

**Location:** Hillcrest House Muirhead Farm Cupar Fife KY15 5PH

**Applicant:** Mr Kenneth Boyle Hillcrest House Muirhead Farm Cupar Fife KY15 5PH

**Agent:**

**Application Permitted - no conditions**

33 **Application No:** 22/02114/FULL **Date Decision Issued:** 22/08/2022

**Ward:** Cupar

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

**Location:** 16 Stratheden Park Stratheden Cupar Fife KY15 5RP

**Applicant:** Mr William Leonard 16 Stratheden Park Cupar Fife United Kingdom KY15 5RP

**Agent:** Mark Walker 276B Blackness Road Dundee United Kingdom DD2 1RZ

**Application Permitted - no conditions**

**Ward:** Cupar**Proposal:** Erection of dwellinghouse and boundary fence  
Land adjacent to 10 Bowling Green, Cupar, KY15 4HD**Location:** Land Adjacent To 10 Bowling Green Road Cupar Fife**Applicant:** Mr David Dryburgh Elm House Moonzie Bank Cupar Fife KY15 5DF**Agent:** Guido Maclellan The Arch 2 Kingdom Court Kippen Scotland FK8 3DN**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
2. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided as shown on Drawing No. AL(1)002 C in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of doubt, the proposed individual parking spaces shall have minimum dimension of 6m x 2.5m. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the North and to the South at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
5. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

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

**Reason(s):**

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
2. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities and that there is no overhang onto the public footway.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
5. In the interests of protecting local amenity
6. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the



35 **Application No:** 22/01771/FULL

**Date Decision Issued:** 30/08/2022

**Ward:** Cupar

**Proposal:** Single storey extension to dwellinghouse

**Location:** No 2 Cottage Wester Craigfoodie Vantage Road Dairsie Cupar Fife KY15 4RU

**Applicant:** Mrs Joan Gilbert No 2 Cottage Wester Craigfoodie Vantage Road Dairsie Cupar Fife KY15 4RU

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

**Application Permitted - no conditions**

36 **Application No:** 22/01942/FULL

**Date Decision Issued:** 30/08/2022

**Ward:** Cupar

**Proposal:** Erection of boundary fence and gate to side of dwellinghouse (part retrospective)

**Location:** 15 Beech Bank Cupar Fife KY15 5BZ

**Applicant:** Mr James Taylor and Joi Millgate 15 Beech Bank Cupar Scotland KY15 5BZ

**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. WITHIN 3 MONTHS OF THE DATE OF THIS PERMISSION, the fence and gate hereby approved shall be stained dark brown to closely match the colour of the existing boundary fence situated directly east of the said fence and which also faces onto Beech Bank, and thereafter the fence and gate shall be permanently maintained, unless otherwise agreed in advance with this Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the external colour of the boundary fence is appropriate to the character of the area.

37 **Application No:** 22/01875/FULL

**Date Decision Issued:** 02/09/2022

**Ward:** Cupar

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

**Location:** Nether Miln Blebocraigs Cupar Fife KY15 5UG

**Applicant:** Dr E Gee Nether Miln Blebocraigs Cupar Scotland KY15 5UG

**Agent:** Mahfooz Ahmed 2-8 Clashburn Way Bridgend Industrial Estate Kinross  
Scotland KY13 8GA

**Application Permitted - no conditions**



38 **Application No:** 22/02244/FULL

**Date Decision Issued:** 02/09/2022

**Ward:** Cupar

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

**Location:** 12 Kilmaron Crescent Cupar Fife KY15 4DS

**Applicant:** Mrs Fiona Honeyman 12 Kilmaron Crescent Cupar Fife KY15 4DS

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

**Application Permitted - no conditions**

39 **Application No:** 22/02061/FULL **Date Decision Issued:** 08/08/2022

**Ward:** Dunfermline Central

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

**Location:** Gowanbank Crossroads Halbeath Dunfermline Fife KY11 8EF

**Applicant:** Mrs Jill Wilson Gowanbank Crossroads Halbeath Dunfermline Fife KY11 8EF

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

**Application Permitted - no conditions**

40 **Application No:** 22/02137/FULL **Date Decision Issued:** 08/08/2022

**Ward:** Dunfermline Central

**Proposal:** Alterations and single storey extension to dwellinghouse

**Location:** 100 Chalmers Street Dunfermline Fife KY12 8DG

**Applicant:** Mr Makis Kasapidis 100 Chalmers Street Dunfermline Fife KY12 8DG

**Agent:** Ronan McGirr 13 Park Avenue Dunfermline Scotland KY12 8DG

**Application Permitted - no conditions**

41 **Application No:** 22/01019/FULL      **Date Decision Issued:** 09/08/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use from shop (Class 1) to cafe (Class 3) with ancillary hot food takeaway and alterations to shopfront

**Location:** 17 Pilmuir Street Dunfermline Fife KY12 7AJ

**Applicant:** Mr Graham Forrest 17-19 Pilmuir street Dunfermline Fife KY12 7AJ

**Agent:** Kaye Cullinan 9 Phoenix Lane Dunfermline Fife KY12 9EB

**Application Permitted - no conditions**

42 **Application No:** 22/01347/FULL

**Date Decision Issued:** 10/08/2022

**Ward:** Dunfermline Central

**Proposal:** Alterations and single storey extension to rear of flatted dwelling

**Location:** 17 Cameron Street Dunfermline Fife KY12 8DP

**Applicant:** Mr Alexander Beattie 17 Cameron Street Dunfermline Fife KY12 8DP

**Agent:**

**Application Permitted - no conditions**

43 **Application No:** 22/01758/FULL

**Date Decision Issued:** 11/08/2022

**Ward:** Dunfermline Central

**Proposal:** Installation of replacement windows and installation of replacement bargeboards

**Location:** St Margarets House 9 St Margaret Street Dunfermline Fife KY12 7PE

**Applicant:** Ms Lorraine Bell Kinghorn Townhall St. Leonard's Place Kinghorn Fife KY3 9TJ

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

**Application Permitted with Conditions**

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

1. BEFORE ANY WORK STARTS ON SITE, details of the colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority and maintained as such thereafter.

**Reason(s):**

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

44 **Application No:** 22/01620/FULL

**Date Decision Issued:** 12/08/2022

**Ward:** Dunfermline Central

**Proposal:** Change of use from public open space to allow display of two non-illuminated hoarding signs and erection of fence

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

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

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

### **Application Refused**

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

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

45 **Application No:** 22/02149/LBC

**Date Decision Issued:** 17/08/2022

**Ward:** Dunfermline Central

**Proposal:** Listed building consent for installation of secondary glazing to windows

**Location:** The Guildhall And Linen Exchange 79 High Street Dunfermline Fife KY12 7DR

**Applicant:** Ms Rachel Burton Wetherspoon House Reeds Crescent Watford United Kingdom WD24 3QL

**Agent:** Harrison Ince Sunhouse 2-4 Little Peter Street Knott Mill Manchester England M15 4PS

**Application Permitted - no conditions**



46 **Application No:** 22/02294/FULL **Date Decision Issued:** 17/08/2022

**Ward:** Dunfermline Central

**Proposal:** Installatation of replacement windows and door

**Location:** 4 Tolmount Crescent Dunfermline Fife United Kingdom KY12 7YL

**Applicant:** Mr I Harper 4 Tolmount Crescent Dunfermline United Kingdom KY12 7YL

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

**Application Permitted - no conditions**

47 **Application No:** 21/03353/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** Dunfermline Central

**Proposal:** Installation of dormer extension to front and rear of flatted dwelling and alterations to roof

**Location:** 66 Dewar Street Dunfermline Fife KY12 8AA

**Applicant:** Miss Katie Anderson 66 Dewar Street Dunfermline Scotland KY12 8AA

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

**Application Permitted - no conditions**

48 **Application No:** 22/02052/FULL **Date Decision Issued:** 25/08/2022

**Ward:** Dunfermline Central

**Proposal:** Installation of replacement windows

**Location:** 6 Transy Grove Dunfermline Fife KY12 7QP

**Applicant:** Mr Paul Sigsworth 6 Transy Grove Dunfermline Fife KY12 7QP

**Agent:**

**Application Permitted - no conditions**

49 **Application No:** 22/02104/CLP

**Date Decision Issued:** 26/08/2022

**Ward:** Dunfermline Central

**Proposal:** Certificate of lawfulness (proposed) for installation of rooflight and patio doors

**Location:** 10 Kilburn Road Crossford Dunfermline Fife KY12 8PH

**Applicant:** Mr & Mrs David & Amy McKechnie 10 Kilburn Road Crossford Scotland KY12 8PH

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

**Application Permitted - no conditions**

50 **Application No:** 22/02686/CLP

**Date Decision Issued:** 16/08/2022

**Ward:** Dunfermline North

**Proposal:** Certificate of Lawfulness (proposed) for installation of 4 no. rooflights to rear of dwellinghouse

**Location:** 9 Balvaird Place Dunfermline Fife KY12 0XR

**Applicant:** Mr R Morris 9 Balvaird Place Dunfermline Fife KY12 0XR

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

**Application Permitted - no conditions**

51 **Application No:** 22/02748/CLP

**Date Decision Issued:** 22/08/2022

**Ward:** Dunfermline North

**Proposal:** Certificate of lawfulness (proposed) for the installation of door and windows to front of dwellinghouse with internal alterations

**Location:** 4 Reid Place Dunfermline Fife KY12 9FL

**Applicant:** Miss Lea Phillips 4 Reid Place Dunfermline Fife KY12 9FL

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

**Application Permitted - no conditions**

**Ward:** Dunfermline North

**Proposal:** Erection of dwellinghouse (Class 9)

**Location:** 15 Henderson Street Kingseat Dunfermline Fife KY12 0TP

**Applicant:** Mr Rudi Tanner 15 Henderson Street Kingseat Dunfermline Fife KY12 0TP

**Agent:** Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

**Application Permitted with Conditions**

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

1. Prior to the occupation of the new dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles for the proposed new dwelling, as well as 2 parkings spaces within the development site being maintained for 15 Henderson Street in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 6274-ORA-XX-XX-DR-A-31003 Rev D. The parking spaces shall be retained for the lifetime of the development.
2. 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.
3. No development shall commence until;
  - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow 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.

**Reason(s):**

1. To ensure potential risk arising from any previous coal mining activity has been investigated and any requirements for remedial actions is suitably addressed.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. To ensure potential risk arising from any previous coal mining activity has been investigated and any requirements for remedial actions is suitably addressed.

53 **Application No:** 22/00460/FULL **Date Decision Issued:** 31/08/2022

**Ward:** Dunfermline North

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

**Location:** 16 Fairways Dunfermline Fife KY12 0DU

**Applicant:** Mr Ian Lenaghan 16 Fairways Dunfermline Fife KY12 0DU

**Agent:**

**Application Withdrawn**



54 **Application No:** 22/01601/FULL **Date Decision Issued:** 11/08/2022

**Ward:** Dunfermline South

**Proposal:** Installation of raised platform to allow siting of rooftop plant

**Location:** Tesco Supermarket Turnstone Road Dunfermline Fife KY11 8EG

**Applicant:** Tesco Stores Ltd Tesco House 1 Delamare Road Delamare Road Herts  
United Kingdom EN8 9SL

**Agent:** Robert Maguire Leyburn 9 Green Lane Carnoustie United Kingdom DD7 6AA

**Application Permitted - no conditions**

55 **Application No:** 22/01955/CLP

**Date Decision Issued:** 25/08/2022

**Ward:** Dunfermline South

**Proposal:** Certificate of Lawfulness - Proposed for conversion of integral garage to habitable accommodation

**Location:** 24 Plover Crescent Dunfermline Fife KY11 8FZ

**Applicant:** Ms Sture 24 Plover Crescent Dunfermline Fife KY11 8FZ

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

**Application Permitted - no conditions**

56 **Application No:** 22/01443/FULL

**Date Decision Issued:** 29/08/2022

**Ward:** Dunfermline South

**Proposal:** Alterations and single storey extensions to front and rear of dwellinghouse

**Location:** 45 Trondheim Parkway West Dunfermline Fife KY11 4FD

**Applicant:** Mr Andrzej Grzybala 45 Trondheim Parkway West Dunfermline Fife KY11 4FD

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

**Application Permitted - no conditions**

57 **Application No:** 22/01954/CLP

**Date Decision Issued:** 31/08/2022

**Ward:** Dunfermline South

**Proposal:** Certificate of Lawfulness - Proposed for conversion of integral garage to habitable accommodation

**Location:** 23 Plover Crescent Dunfermline Fife KY11 8FZ

**Applicant:** Mr Campbell 23 Plover Crescent Dunfermline Fife KY11 8FZ

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

**Application Permitted - no conditions**

**Ward:** East Neuk And Landward**Proposal:** Erection of 4 dwellinghouses with associated access and parking**Location:** Land To The South Of Skeith Health Centre Crail Road Anstruther Fife**Applicant:** Shadow Developments Limited 3-7 Rodger Street Anstruther Scotland KY10 3DU**Agent:** Jon Frullani 140 Perth Road Dundee Unikted Kingdom DD1 4JW**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

2. Prior to any works starting on site, a Traffic Management Plan relating to the construction phase of the development shall be submitted for the prior written approval of Fife Council as Planning Authority. The Traffic Management Plan shall include details of construction timescales, the location of any site compound, parking for labour and construction traffic and details of any impacts on the road network and the operations of the adjacent car park. This to ensure that the impact of the construction phase of the development creates minimal disruption to the normal operation of the surrounding road network. The Traffic Management Plan shall include the type and size of construction vehicles to be used and shall detail how these will access the site through the adjacent car park. The development shall proceed thereafter in accordance with the terms of the approved Traffic Management Plan.
3. Prior to the occupation of the proposed dwellinghouses, off street parking spaces shall be provided as shown on Drawing No. 03D in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the parking spaces shall have minimum dimensions of 2.75m x 5.0m with an aisle width of 5.3m. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been further investigated in light of the proposed site layout changes and the identification of possible deviating samples and a revised Stage I/II Geoenvironmental Risk Assessment has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the revised Stage I/II Geoenvironmental Risk Assessment, 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](http://www.fifedirect.org.uk/contaminatedland).

5. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 4. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the initial or revised Stage I/II Geoenvironmental Risk Assessment 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.

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.

**Reason(s):**

1. To protect the residential amenity of the residents of the dwellinghouse
2. In the interest of road safety; to ensure that the transportation effect of the construction of the development is planned.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
6. To ensure all contamination within the site is dealt with.

**Ward:** East Neuk And Landward

**Proposal:** Change of use from public footpath to form outdoor seating and installation of canopy

**Location:** 17 Shore Street Anstruther Fife KY10 3EA

**Applicant:** Mr James Mcdonald 17 Shore Street Anstruther Fife KY10 3EA

**Agent:**

**Application Permitted with Conditions**

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

1. The outdoor area hereby approved shall be cordoned off by a removable boundary enclosure at all times during the permitted hours of operation of this area; the details of which shall be submitted for the prior written approval of Fife Council as Planning Authority before the area becomes operational. Thereafter the agreed enclosure shall remain in place during the agreed hours of operation of this area unless otherwise agreed in writing with this Planning Authority. For the avoidance of doubt, the boundary enclosure shall have a depth of base not exceeding 20mm and shall otherwise comply with Fife Council Roads Maintenance Policies and Standards.
2. Prior to the first use of the proposed overhead canopy, the applicant shall ensure that the canopy has a minimum clearance height of not less than 2.25m above the adjacent public footway level and thereafter the canopy shall be maintained as such.
3. Prior to any use of the proposed seating area, a gap of at least 2m between the proposed seating area and the kerb line of the public footway must be maintained at all times.
4. The proposed boundary enclosure, tables and chairs shall all be removed outwith the hours of operation of the Shop/Tea Room and the site reinstated as a public pavement area.
5. For the lifetime of the development, the hours of operation of the outdoor seating area hereby approved, shall be restricted to between 09:00 and 21:00 Monday to Sunday. For the avoidance of doubt the outdoor seating area tables, chairs and moveable boundary enclosure shall be dismantled/removed from the site by 21:00 each day and shall not be set up and used again until 09:00 the following day unless otherwise agreed in writing with this Planning Authority.
6. For the lifetime of the development, no amplified music shall be permitted to be played or produced in the outdoor seating area.

**Reason(s):**

1. In the interest of pedestrian safety; to ensure that all tables and chairs are contained within the allocated space.
2. In the interest of road and pedestrian safety; to ensure the adequate position and location of an overhead canopy alongside roadways and above footways to ensure safe pedestrian and vehicle movement.
3. In the interest of pedestrian safety; to ensure the ease of passage and safety of pedestrians.
4. In the interests of pedestrian and road safety; to ensure the development does not become the subject of misuse by others to the detriment of the amenity of the pedestrian area whilst not under the supervision of the operators.
5. In the interests of residential amenity; to ensure neighbouring properties are not exposed to adverse noise levels during the evening and through the night.
6. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from music.

60 **Application No:** 22/01596/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** East Neuk And Landward

**Proposal:** External alterations to rear of flatted property including installation of roof light, windows and door

**Location:** 27 High Street Pittenweem Anstruther Fife KY10 2LA

**Applicant:** Mrs Catriona Baillie 27 High Street Pittenweem Scotland KY10 2LA

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

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment relating to the air source heat pump 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.
2. A traditional mortar mix shall be used for the required repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.

**Reason(s):**

1. In the interests of safeguarding the residential amenity of the owners and the neighbouring properties.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.



61 **Application No:** 22/01598/LBC

**Date Decision Issued:** 09/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for internal and external alterations to flatted dwelling

**Location:** 27 High Street Pittenweem Anstruther Fife KY10 2LA

**Applicant:** Mrs Catriona Baillie 27 High Street Pittenweem Scotland KY10 2LA

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

**Application Permitted with Conditions**

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

1. The total noise from all plant, machinery or equipment relating to the air source heat pump 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.
2. A traditional mortar mix shall be used for the required repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.

**Reason(s):**

1. In the interests of safeguarding the residential amenity of the owners and the neighbouring properties.
2. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.

62 **Application No:** 19/00250/NMV1

**Date Decision Issued:** 11/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of 86 houses, access, drainage, open space including the provision of allotments, and all associated works (Non-Material Variation to 19/00250/FULL for amendments to Plot 25 including single storey extension to rear and alteration to front)

**Location:** Land South West Of The Manse Newark St Monans Fife

**Applicant:** Lochay Homes Ltd 28 Stafford Street Edinburgh Scotland EH3 7BD

**Agent:** BNP Paribas Real Estate UK Tara Cowley 76 George Street Edinburgh EH2 3BU

**Application Permitted - no conditions**

63 **Application No:** 22/01757/FULL

**Date Decision Issued:** 11/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse and external alterations including formation of a roof terrace

**Location:** The Shipmasters House 13 Esplanade High Street West Anstruther Fife KY10 3DJ

**Applicant:** Mr & Mrs Hogarth Shipmaser's House 13 High Street West Anstruther Scotland KY10 3DJ

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

**Application Permitted - no conditions**

64 **Application No:** 22/01759/LBC

**Date Decision Issued:** 11/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for single storey extension to rear of dwellinghouse and external alterations including formation of roof terrace

**Location:** The Shipmasters House 13 Esplanade High Street West Anstruther Fife KY10 3DJ

**Applicant:** Mr & Mrs Hogarth The Shipmasters House 13 Esplanade High Street West Anstruther Fife KY10 3DJ

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

**Application Permitted - no conditions**

65 **Application No:** 22/02405/FULL **Date Decision Issued:** 11/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of raised deck within rear curtilage of dwellinghouse (retrospective)

**Location:** 24 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Ms Kate Guthrie 24 Main Street Kilconquhar Leven Fife KY9 1LQ

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

**Application Withdrawn**

66 **Application No:** 22/02125/FULL **Date Decision Issued:** 15/08/2022

**Ward:** East Neuk And Landward

**Proposal:** External alterations including installation of new doors and repainting

**Location:** Ship Tavern 49 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Thunder Holdings Ltd Unit S Warehouse 5 Telford Road Glenrothes UK KY7 4NX

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

**Application Permitted - no conditions**

67 **Application No:** 22/02126/LBC

**Date Decision Issued:** 15/08/2022

**Ward:** East Neuk And Landward

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

**Location:** Ship Tavern 49 Shore Street Anstruther Fife KY10 3AQ

**Applicant:** Thunder Holdings Ltd Unit S Warehouse 5 Telford Road Glenrothes Fife UK  
KY7 4NX

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

**Application Permitted - no conditions**

68 **Application No:** 22/02515/CLP

**Date Decision Issued:** 15/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Certificate of Lawfulness (proposed) for the installation of replacement windows and the demolition of existing chimney.

**Location:** Bankhead Lodge Bankhead Farm Bankhead Peat Inn Cupar Fife KY15 5LF

**Applicant:** Mr & Mrs Ian Jack Bankhead Lodge Peat Inn Cupar Scotland KY15 5LF

**Agent:** Hamish McKelvie The Studio 4 Denwell Court Alyth Blairgowrie Scotland PH11 8FB

**Application Permitted - no conditions**



69 **Application No:** 22/01562/FULL

**Date Decision Issued:** 17/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension and installation of new door to rear of dwellinghouse

**Location:** The Great Lodging 25-27 High Street West Anstruther Fife KY10 3DJ

**Applicant:** Mr and Ms Iain and Ruth Howieson and Lindley Mollan House Mollan House  
Thornhill Stirling Scotland FK8 3QJ

**Agent:** Kelly Chan 6 Burnbrae Avenue Bearsden Glasgow Scotland G61 3ES

**Application Permitted with Conditions**

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

1. A traditional mortar mix shall be used for the required repair or repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.
2. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. The new pipework goods shall be in cast iron to match the existing rainwater goods.

**Reason(s):**

1. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.
2. In the interest 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 development does not detract from the character and appearance of the immediate area.

70 **Application No:** 22/01561/LBC

**Date Decision Issued:** 18/08/2022

**Ward:** East Neuk And Landward

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

**Location:** The Great Lodging 25-27 High Street West Anstruther Fife KY10 3DJ

**Applicant:** Mr and Ms Iain and Ruth Howieson and Lindley Mollan House Thornhill Stirling Scotland FK8 3QJ

**Agent:** Kelly Chan 6 Burnbrae Avenue Bearsden Glasgow Scotland G61 3ES

**Application Permitted with Conditions**

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

1. A traditional mortar mix shall be used for the required repair or repointing works consisting of lime and aggregate (no cement) and all stone cleaning works shall be carried out manually without any blasting or chemicals.
2. All existing plaster moulded cornices and skirtings shall be retained and continued around the new partitions.
3. All existing timber panelled doors and surrounds shall be re-used and retained around the new openings.
4. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
5. The new pipework goods shall be in cast iron to match the existing rainwater goods.

**Reason(s):**

1. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to avoid damage to the existing stonework.
2. To protect the internal character and appearance of this statutory Category B Listed Building.
3. To protect the internal character and appearance of this statutory Category B Listed Building.
4. In the interest of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
5. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.

**Ward:** East Neuk And Landward**Proposal:** Erection of 86 houses, access, drainage, open space including the provision of allotments, and all associated works (Substitution of house type on Plot 20 and Plot 30 to include detached garages) (Amendment to 19/00250/FULL) (Retrospective)**Location:** Land South West Of The Manse Newark St Monans Fife**Applicant:** Lochay Homes Ltd. 28 Stafford Street Edinburgh Scotland EH3 7BD**Agent:** Tara Cowley 76 George Street Edinburgh Scotland EH23BU**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. All access driveways being constructed to the satisfaction of this planning authority at a gradient not exceeding 1 in 10 (10%) for the first 6m and shall thereafter have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation.
3. Prior to occupation of each property, off-street parking shall be provided for that property in accordance with the current Fife Council Transportation Development Guidelines. The parking shall thereafter remain in place for the lifetime of the development.
4. All roads and associated works serving the proposed development being constructed in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. In the interest of road safety; to ensure the provision of adequate design
3. To ensure the provision of adequate off-street parking.
4. In the interest of road safety; to ensure the provision of adequate design.

72 **Application No:** 22/02130/LBC

**Date Decision Issued:** 22/08/2022

**Ward:** East Neuk And Landward

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

**Location:** 17 Shore Street Anstruther Fife KY10 3EA

**Applicant:** Mr James Mcdonald 17 Shore street Anstruther Fife Ky103ea

**Agent:**

**Application Permitted - no conditions**

73 **Application No:** 22/01323/FULL

**Date Decision Issued:** 23/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Alterations and extension to toilet block and water tower to form ancillary accommodation and garage

**Location:** The Old Schoolhouse Cameron St Andrews Fife KY16 8PD

**Applicant:** Mr & Mrs Ingledew The Old School House Cameron St Andrews Scotland KY16 8PD

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

74 **Application No:** 22/01725/FULL **Date Decision Issued:** 24/08/2022

**Ward:** East Neuk And Landward

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

**Location:** Milton Cottage Milton Muir Mitchell Place Anstruther Fife KY10 3JD

**Applicant:** Mr Hugh Murphy Milton Cottage Milton Muir Mitchell Place Anstruther Fife KY10 3JD

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

**Application Permitted - no conditions**

75 **Application No:** 22/01960/FULL

**Date Decision Issued:** 24/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of canopy over existing rear patio to dwellinghouse (in retrospect)

**Location:** 65 Main Street Colinsburgh Leven Fife KY9 1LS

**Applicant:** Mr M. Dunsire 65 Main Street Colinsburgh Leven Fife KY9 1LS

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

**Application Permitted - no conditions**

76 **Application No:** 22/01961/LBC

**Date Decision Issued:** 24/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for erection of canopy to rear of dwellinghouse (works carried out)

**Location:** 65 Main Street Colinsburgh Leven Fife KY9 1LS

**Applicant:** Mr M. Dunsire 65 Main Street Colinsburgh Leven U.K. KY9 1LS

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

**Application Permitted - no conditions**



**Ward:** East Neuk And Landward**Proposal:** Erection of 86 houses, access, drainage, open space including the provision of allotments, and all associated works (Substitution of house type on Plot 35 to include detached garage) (Amendment to 19/00250/FULL)**Location:** Land South West Of The Manse Newark St Monans Fife**Applicant:** Lochay Homes Ltd. 28 Stafford Street Edinburgh Scotland EH3 7BD**Agent:** Tara Cowley 76 George Street Edinburgh Scotland EH23BU**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

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

2. All access driveways being constructed to the satisfaction of this planning authority at a gradient not exceeding 1 in 10 (10%) for the first 6m and shall thereafter have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation.
3. Prior to occupation of the property, off-street parking shall be provided for the property in accordance with the current Fife Council Transportation Development Guidelines. The parking shall thereafter remain in place in for the lifetime of the development.
4. All roads and associated works serving the proposed development being constructed in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. In the interest of road safety; to ensure the provision of adequate design
3. To ensure the provision of adequate off-street parking.
4. In the interest of road safety; to ensure the provision of adequate design.

78 **Application No:** 22/01327/FULL **Date Decision Issued:** 26/08/2022

**Ward:** East Neuk And Landward

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

**Location:** 1 The School Park Kingsbarns St Andrews Fife KY16 8DG

**Applicant:** Mr & Mrs Stuart & Eileen Young 1 The School Park Kingsbarns St Andrews  
Fife KY16 8DG

**Agent:** James Munro 84 Douglas Park Crescent Bearsden Scotland G61 3DN

**Application Permitted - no conditions**

79 **Application No:** 22/01610/FULL **Date Decision Issued:** 26/08/2022

**Ward:** East Neuk And Landward

**Proposal:** External alterations including installation of new gate and fence

**Location:** Ogilvie House 77 High Street Earlsferry Leven Fife KY9 1AH

**Applicant:** Mr Brian Robertson Ogilvie House 77 High Street Earlsferry Leven Fife KY9 1AH

**Agent:** Andrew Forgan Rodney Liberty Elie Leven UK KY9 1AU

**Application Permitted - no conditions**

80 **Application No:** 22/01737/LBC

**Date Decision Issued:** 26/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of replacement windows to flatted dwelling

**Location:** 16 Watson Place Pittenweem Road Anstruther Fife KY10 3ED

**Applicant:** Dr Sarah Sneddon 47 Pittenweem Road Anstruther Scotland KY10 3DT

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

81 **Application No:** 22/01609/FULL **Date Decision Issued:** 30/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to dwellinghouse and conversion of stables to ancillary accommodation to dwelling

**Location:** Hilton Cottage Balbuthie Baluthie Leven Fife KY9 1EX

**Applicant:** Mr & Mrs David Taylor Hilton Cottage Balbuthie Kilconquhar Leven Scotland KY9 1EX

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the conversion, alterations and extension to the existing stables hereby approved shall only be used as domestic accommodation ancillary to the enjoyment of the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.
2. FOR THE AVOIDANCE OF DOUBT, where a gate is to be installed at any vehicular access, the gate should be set back by at least 6m from the heel of the footway (or 8m from the kerb line if there is no footway) and open inwards towards the site.

**Reason(s):**

1. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse and in the interest of road safety to ensure that there is no intensification of vehicular trips caused by the operations of the development over a substandard access.
2. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.

82 **Application No:** 21/03240/LBC

**Date Decision Issued:** 31/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for alterations and extension to domestic outbuilding

**Location:** 56 Marketgate South Marketgate Crail Anstruther Fife KY10 3TL

**Applicant:** Mr Gordon MacAulay 1 Saxe Coburg Place Edinburgh Scotland EH3 5BR

**Agent:** Crichton Wood The Courtyard 2 Binny Stables Binny House Ecclesmachan  
United Kingdom EH52 6NL

**Application Permitted - no conditions**

83 **Application No:** 22/01752/FULL **Date Decision Issued:** 31/08/2022

**Ward:** East Neuk And Landward

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

**Location:** 27 Wadeslea Elie Leven Fife KY9 1EB

**Applicant:** Lady P. Clark 27 Wadeslea Elie Leven Fife KY9 1EB

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

**Application Permitted - no conditions**

84 **Application No:** 22/01869/FULL **Date Decision Issued:** 31/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Erection of garage and domestic outbuilding to dwellinghouse

**Location:** 28 Pickford Crescent Cellardyke Anstruther Fife KY10 3AL

**Applicant:** Mr G Irvine 28 Pickford Crescent Cellardyke Anstruther Fife KY10 3AL

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

**Application Permitted - no conditions**



**Ward:** East Neuk And Landward**Proposal:** Re-contouring of land**Location:** Sauchope Caravan Park Anstruther Fife KY10 3XJ**Applicant:** Sauchope Links Park Ltd 2 Lochrin Square 96 Fountain Bridge Edinburgh Scotland EH3 9QA**Agent:** David Queripel Eden Park House Eden Park Cupar Scotland KY15 4HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all works on site shall be undertaken during the months of May, June July and August. No on site works shall take place throughout the remainder of the year.
2. No works shall be undertaken which in any way obstructs the Fife Coastal Footpath . For the avoidance of doubt, should the Fife Coastal Footpath be proposed to be repositioned then details shall be submitted for the prior written approval of Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local 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 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 and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

4. No development shall commence 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.

5. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

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

6. BEFORE ANY WORK STARTS ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent. For the avoidance of doubt only native species shall be used as part of the landscaping scheme. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

**Reason(s):**

1. In the interests of safeguarding the adjacent Special Protection Area, Site of Special Scientific Interest, RAMSAR site, and the Fife Coastline.
2. To ensure that the Fife Coastal Footpath is protected and not adversely affected as a result of the development.
3. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
4. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
5. To ensure all contamination on site is dealt with.
6. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

86 **Application No:** 22/02200/LBC

**Date Decision Issued:** 31/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for internal and external alterations to building and demolition of gatehouse

**Location:** The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

**Applicant:** Mr Alan Waugh The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

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

**Application Permitted - no conditions**

87 **Application No:** 22/02201/FULL

**Date Decision Issued:** 31/08/2022

**Ward:** East Neuk And Landward

**Proposal:** Change of use from place of worship (Class 10) to part of dwellinghouse and external alterations and demolition of gatehouse

**Location:** The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

**Applicant:** Mr Alan Waugh The Anchorage 1 Milton Place Pittenweem Anstruther Fife KY10 2LR

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

**Application Permitted with Conditions**

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

1. Prior to the occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
2. Prior to any gate being installed, sufficient space shall be created to ensure that any gates are set back by at least 6m from the heel of the adjacent footway and that they all open inwards towards the site.
3. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

**Reason(s):**

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
3. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public footway.

88 **Application No:** 22/01730/FULL

**Date Decision Issued:** 01/09/2022

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows

**Location:** 5 Mid Shore Pittenweem Anstruther Fife KY10 2NJ

**Applicant:** Ms Margaret O'Farrell 5 Mid Shore Pittenweem Scotland KY10 2NJ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

89 **Application No:** 22/01731/LBC

**Date Decision Issued:** 01/09/2022

**Ward:** East Neuk And Landward

**Proposal:** Listed building consent for installation of replacement windows

**Location:** 5 Mid Shore Pittenweem Anstruther Fife KY10 2NJ

**Applicant:** Ms Margaret O'Farrell 5 Mid Shore Pittenweem Anstruther Fife KY10 2NJ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Change of use and alterations to two steading buildings to form two dwellinghouses and refurbishment of ruinous farmhouse and formation of vehicular access**Location:** Wester Radernie Wilkieston Peat Inn Cupar Fife KY15 5LG**Applicant:** M Fraser & Sons M Fraser Brewsterwells House St Andrews UK KY16 8PF**Agent:** Joe Fitzpatrick 35 Aytoun Crescent Burntisland United Kingdom KY3 9HS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. Prior to any works starting on the development site, the proposed vehicular access shall be constructed over the roadside verge at the C4 classified public road in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority, The first 6m of the access track to the rear of the classified public road shall be constructed in a bound material.
2. Prior to any works starting on the development site, visibility splays of 3m x 210m shall be provided to the North and to the South at the junction of the vehicular crossing and the C4 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all of the trees, bushes and shrubs that lie within the visibility splay shall require to be removed.
3. Prior to any works starting on the development site, an access track shall be constructed to the development site from the C4 classified public road entrance which shall have a minimum width of 3.5m and will have passing places provided that are all intervisible and shall be up to a maximum of 150m apart along its full length.
4. Prior to any works starting on the development site, full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads".
5. Prior to the first occupation of each of the proposed dwellinghouses, there shall be 3 No. off street parking spaces provided within the curtilage of the site for that dwellinghouse, in accordance with the current Fife Council Transportation Development Guidelines.
6. No development shall commence as part of development at Nether Radernie (including access route) until;
  - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved site layout plan and access route, which identifies the exact location of the mine entry, including grid co-ordinates, and its calculated zone of influence (no build exclusion zone).

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

7. 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.
8. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local 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 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](http://www.fifedirect.org.uk/contaminatedland).

9. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 8. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all 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.

10. 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.

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

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

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the narrow private access driveway.
4. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. To ensure the safety and stability of the completed development.
7. To ensure the safety and stability of the completed development.



8. To ensure potential risk arising from previous land uses has been investigated and an
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with
11. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017)

**Ward:** East Neuk And Landward**Proposal:** Erection of 3 holiday chalets and associated car parking**Location:** Madeira Grangemuir Pittenweem Anstruther Fife KY10 2RB**Applicant:** Mrs Tara Macdonald Madeira in Fife Grangemuir Estate Pittenweem Fife KY10 2RB**Agent:** Sean Stack Unit D1 Court Works Industrial Estate Madeley UK TF7 4JB**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; full details of the proposed energy generating technologies (including manufacturer's details) shall be submitted to, and approved in writing by, Fife Council as Planning Authority. Thereafter, the development shall be carried out in the accordance with these approved details.
2. Prior to any works starting on the development site, visibility splays of 3m x 180m to the north east and 3m x 140m to the south shall be provided at the junction of the vehicular crossing and the public road and thereafter shall be maintained as such in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the hedge bounding the adopted road/footway to the south, shall require to be cut back.
3. Prior to any works starting on the development site, visibility splays of 2m x 25m shall be provided to the west at the junction of the vehicular access from the car park area to the private access road as shown on the submitted 'Proposed Block Plan V3' drawing and thereafter it shall be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the hedge bounding the adjacent field shall require to be cut back.
4. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the remaining trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
5. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a suitable bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale.

**Reason(s):**

1. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017).
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works.
5. In order to avoid disturbance during bird breeding seasons.

92 **Application No:** 22/01489/FULL **Date Decision Issued:** 19/08/2022

**Ward:** Glenrothes Central And Thornton

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

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

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

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

**Application Refused**

**Reason(s):**

1. In the interests of visual and residential amenity; the proposal is contrary to Policies 1 and 10 of the Adopted FIFEplan 2017, and Fife Council's Approved Planning Customer Guidelines on Home Extensions (including garages and conservatories), in that the proposed extension in terms of its size, scale, form, massing and siting, would have an overdominant and overbearing impact, resulting in an adverse visual and residential amenity impact on the immediate neighbouring residential property to the east of the site.

**Ward:** Glenrothes Central And Thornton  
**Proposal:** Erection of 2 nos. dwellinghouses (Class 9), each with domestic garage, formation of vehicular access and associated development  
**Location:** 4 Orchard Drive Glenrothes Fife KY7 5RG  
**Applicant:** Mr David Stephens 4 Orchard Drive Glenrothes Fife KY7 5RG  
**Agent:** Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

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

1. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED FOR PLOT 2, its obscure glazing shown in the approved drawings shall have been installed, such glazing thereafter retained for the lifetime of this dwellinghouse.
2. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED FOR PLOT 2, screen fencing of sufficient height to avoid overlooking of the garden to the east of the site from the said dwellinghouse's kitchen window shall have been erected in accordance with details which shall have been submitted to and approved in writing by the planning authority; such fencing thereafter retained throughout the lifetime of the said dwellinghouse.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, no external glazing shall be installed to buildings within Plot 2 of the development hereby approved beyond that hereby approved without the express prior approval of the planning authority.
4. BEFORE THE FIRST OCCUPATION OF A DWELLINGHOUSE HEREBY APPROVED, the construction of the new vehicular crossing over the existing footway shall have been carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction of Fife Council as planning authority. The first two metre length of the new driveway to the rear of the public footway shall have been constructed in a paved material (not concrete slabs).
5. BEFORE THE FIRST OCCUPATION OF A DWELLINGHOUSE HEREBY APPROVED, all works carried out on or adjacent to the public roads and footways shall have been constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.
6. BEFORE THE FIRST OCCUPATION OF A DWELLINGHOUSE HEREBY APPROVED, visibility splays of 2m x 25m shall have been provided to the left and to the right at the junction of the proposed new vehicular crossing and the public road and thereafter maintained in perpetuity clear of all obstructions exceeding 0.6m above the adjoining carriageway level in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.
7. BEFORE THE FIRST OCCUPATION OF EACH OF THE DWELLINGHOUSES HEREBY APPROVED, there shall have been provided 3 nos. off-street parking spaces within the curtilage (i.e. a total of 6 nos. off-street parking spaces across the site) in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of each dwellinghouse for the purposes of off-street parking.
8. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, details of wheel cleaning facilities shall have been submitted to and approved by the planning authority. The approved wheel cleaning facilities shall be installed prior to commencement of the development hereby approved and retained and maintained for the complete duration of the works.
9. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, the access to the east of the development site adjoining the public road, Alburne Park, shall have been closed off to all vehicular construction traffic and shall not be used by construction vehicles or site operatives' vehicles during the construction period.
10. The only vehicular access to the site shall be that shown from Orchard Drive in the approved drawings.

**Reason(s):**

1. To ensure proper control of the development in the interests of the privacy of neighbouring residential property.
2. In the interests of protecting residential amenity.
3. To ensure proper control of the development in the interests of the privacy of neighbouring residential property.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction and to ensure that no deleterious material is dragged onto the public road.
5. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
8. In the interests of road safety; to ensure that no mud, debris or other deleterious material is carried onto the public road.
9. In the interests of road safety; to ensure that a severely sub-standard access is not used.
10. In the interests of road safety; to ensure that a severely sub-standard access is not used.

94 **Application No:** 22/02483/FULL **Date Decision Issued:** 31/08/2022

**Ward:** Glenrothes Central And Thornton

**Proposal:** Alterations to and extension of shop (Class 1)

**Location:** 3 Acorn Court Glenrothes Fife KY7 5LZ

**Applicant:** Mrs Noree Akhbar 2 Gleneagles Avenue Glenrothes KY6 2QA

**Agent:** Peter Porteous Kingfisher House 16 Mavisbank Kinross KY13 8QR

**Application Permitted - no conditions**

**Ward:** Glenrothes Central And Thornton**Proposal:** Change of use from church (Class 10) to dwellinghouse (Class 9) and associated external alterations including formation of balcony (Demolition of existing outbuilding)**Location:** United Reformed Church 73 Main Street Coaltown Of Balgonie Glenrothes Fife KY7 6HX**Applicant:** Mr & Mrs Eric & Linda Gourlay 89 Station Road Thornton UK KY1 4AY**Agent:** Derek Grubb 317 Rona Place Glenrothes United Kingdom KY7 6RR**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, before the proposed balcony and raised platform areas hereby approved are brought into use, a 1.8 meter high glazed panel to the east and 1.1. meter high glazed panel to the west shall be installed as shown on the approved plans and shall be finished in opaque glazing and thereafter permanently maintained for the lifetime of the development.
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 the interests of residential amenity; to protect the privacy enjoyed within neighbouring properties.
2. To ensure all contamination within the site is dealt with.

96 **Application No:** 22/00554/FULL

**Date Decision Issued:** 09/08/2022

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

**Proposal:** Extension to garage to form ancillary accomodation

**Location:** 10 Glentress Gardens Glenrothes Fife KY7 6XY

**Applicant:** Mr & Mrs Robert Gibson 10 Glentress Gardens Glenrothes Fife KY7 6XY

**Agent:** Gordon Kerr 27 Chambers Drive Carron Falkirk Scotland FK2 8DX

**Application Permitted with Conditions**

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

1. The ancillary accommodation hereby approved shall only be used as domestic accommodation ancillary to 10 Glentree Gardens and shall not be sold or let separately from 10 Glentree Gardens.

**Reason(s):**

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



97 **Application No:** 22/02027/FULL **Date Decision Issued:** 09/08/2022

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

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

**Location:** 12 Balgonie Place Markinch Glenrothes Fife KY7 6AB

**Applicant:** Mrs Karen Bowen 12 Balgonie Place Markinch Scotland KY7 6AB

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

**Application Permitted - no conditions**

98 **Application No:** 22/01415/CLP

**Date Decision Issued:** 10/08/2022

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

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

**Location:** 12 Walkerton Drive Leslie Glenrothes Fife KY6 3BT

**Applicant:** Mr M Bundy 12 Walkerton Drive Leslie Glenrothes Fife KY6 3BT

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

**Application Permitted - no conditions**

99 **Application No:** 22/02500/ADV

**Date Decision Issued:** 17/08/2022

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

**Proposal:** Display of 2 No. non-illuminated fascia signs and 1No. non-illuminated projecting sign

**Location:** 20 High Street Markinch Glenrothes Fife KY7 6DQ

**Applicant:** Mr Mahyar Nickkho-Amiry 67 Bank St Lochgelly KY5 9QN

**Agent:** Kerr Hadden 15 Grange Road Burntisland KY3 0HH

**Application Permitted - no conditions**

100Application No: 22/02079/FULL

Date Decision Issued: 30/08/2022

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

**Proposal:** Single storey second floor extension to the rear and dormer extensions to the front of dwellinghouse

**Location:** 358 - 360 High Street Leslie Glenrothes Fife KY6 3AX

**Applicant:** Mr J Mann 358 - 360 High Street Leslie Glenrothes Fife KY6 3AX

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

**Application Permitted - no conditions**

101 **Application No:** 22/01839/FULL

**Date Decision Issued:** 15/08/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of greenhouse

**Location:** 3 Kirkinch Road Glenrothes Fife KY7 4NQ

**Applicant:** Mr Anderson Struthers 3 Kirkinch Road Glenrothes Fife KY7 4NQ

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

**Application Permitted - no conditions**

102Application No: 22/01994/FULL

Date Decision Issued: 16/08/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Installation of flue

**Location:** Unit 32 Fife Food And Business Centre Southfield Industrial Estate Faraday Road Glenrothes Fife KY6 2RU

**Applicant:** Mr Bill Garnock Unit 32 Faraday Road Southfiels Industrial Estate Glenrothes United Kingdom KY6 2RU

**Agent:** Martin Smith Bede House Tower Road Washington United Kingdom NE37 2SH

**Application Permitted - no conditions**

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of 4 no. whisky maturation warehouses (Class 6) bottling and maintenance building (Class 5), ancillary office and temporary office/gatehouse (Class 4) and formation of internal roads, associated parking, boundary treatments and SUDS.

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

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

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

### **Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, the vehicular access, off-street car parking and ELV charging points shown on drawing PL-203 (document 03) shall be provided and made available for use by staff and visitors.
2. BEFORE ANY WORKS START ON SITE, a Construction Environmental Management Plan (CEMP), designed to ensure appropriate environmental management practices are applied, shall be submitted to Fife Council as Planning Authority for its written approval. The CEMP shall include proposed hours of deliveries and construction work, as well as details of how potential noise and dust nuisance during construction will be mitigated. The CEMP shall also detail how the mitigations recommended in the Extended Phase 1 Habitat Survey (Direct Ecology, 1st April 2022, Version 1, Chapter 4) shall be secured. Once agreed, operations shall adhere to the provisions of the CEMP throughout the construction period. WHERE ANY WORKS ARE TO BE CARRIED OUT BETWEEN THE MONTHS OF MARCH TO AUGUST INCLUSIVE, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of nesting birds, and recommend appropriate mitigation of works to protect potentially affected species.
3. BEFORE ANY WORKS START ON SITE, a Landscape Plan detailing: the numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted; the extent and profile of any areas of earth-mounding; the phasing of the site; and the future management and aftercare of the proposed landscaping, planting and SuDS, shall be submitted for approval in writing by this Planning Authority. The Landscape Plan should incorporate, where appropriate, the mitigations recommended to increase biodiversity on site in the Extended Phase 1 Habitat Survey (Direct Ecology, 1st April 2022, Version 1, Chapter 4). Thereafter the management and aftercare of the landscaping, planting and SuDS shall be carried out in accordance with these approved details, unless otherwise agreed in writing by Fife Council as Planning Authority.
4. BEFORE ANY WORKS START ON SITE, a National Vegetation Classification (NVC) survey of the marshy grassland on the southern part of the site shall be undertaken during the appropriate survey season (May to September) to fully assess the potential of the habitat to be groundwater dependent. The NVC survey shall be submitted for the consideration of Fife Council as Planning Authority, in consultation with the Scottish Environment Protection Agency, and the findings of the NVC survey shall be adhered to in implementing the planning permission hereby approved.
5. BEFORE ANY WORKS START ON SITE, visibility splays 2.4 metres x 90 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the site access and Crompton Road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained through the lifetime of the development.
6. BEFORE ANY WORKS START ON SITE, an Environmental DNA (eDNA) survey of the ponds on the southern part of the site shall be undertaken to fully assess the presence, or otherwise, of great crested newts. The eDNA survey shall be submitted for the consideration of Fife Council as Planning Authority, in consultation with NatureScot, and the findings of the eDNA survey shall be adhered to in implementing the planning permission hereby approved.
7. BEFORE ANY WORK STARTS ON SITE, final details of the finishes (including colour) of all buildings and structures to be erected on site, as hereby approved, shall be submitted for the prior written approval of Fife Council as Planning Authority.

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

**Reason(s):**

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



104 **Application No:** 22/01918/HSC

**Date Decision Issued:** 19/08/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Hazardous substance consent increase of distillation capacity by 5 tonnes of alcohol/P5c Flammable Liquids - Ethanol/Water (Distilled Spirit) Max. 94% ABV

**Location:** Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX

**Applicant:** Ian Palmer Whitecraigs Road Glenrothes Fife KY6 2RX

**Agent:**

**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.

105 **Application No:** 21/01111/FULL

**Date Decision Issued:** 26/08/2022

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Erection of extension to retail showroom (Class 1)

**Location:** Unit 5 Lomond Business Park Baltimore Road Glenrothes Fife KY6 2PJ

**Applicant:** MiHaus Unit 5 Lomond Business Park Baltimore Road Glenrothes United Kingdom KY6 2PJ

**Agent:** Gordon Beaton 14 Alva Street Edinburgh Scotland EH2 4QG

**Application Withdrawn**

**Ward:** Glenrothes West And Kinglassie  
**Proposal:** Hazardous Substance Consent for storage of 32,433 tonnes of alcohol/P5c Flammable Liquids Ethanol/Water ('distilled spirit' max. 72% ABV - 'Whisky for Maturation')  
**Location:** Inchdairnie Distillery Whitecraigs Road Glenrothes Fife KY6 2RX  
**Applicant:** Wemyss Family Spirits Ltd 4 Melville Crescent Edinburgh EH3 7JA  
**Agent:** InchDairnie Distillery Ltd Whitecraigs Road Glenrothes Fife KY6 2RX

**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 in the application, nor outside the areas marked as Warehouse, Spirit Vat (bunded), Spirit processing area and Cask loading/unloading area which are on the Substance Location Plan "WFS(20) AP 001 P1" which formed part of the application.

**Reason(s):**

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

107 **Application No:** 22/02480/FULL

**Date Decision Issued:** 30/08/2022

**Ward:** Glenrothes West And Kinglassie

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

**Location:** 25 Burnside Cottages Kinglassie Lochgelly Fife KY5 0XN

**Applicant:** Mr Robert Carson 25 Burnside Cottages Kinglassie Lochgelly Fife KY5 0XN

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

**Application Permitted - no conditions**

108 **Application No:** 22/02487/FULL

**Date Decision Issued:** 30/08/2022

**Ward:** Glenrothes West And Kinglassie

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

**Location:** 44 Cornhill Road Glenrothes Fife KY7 4TJ

**Applicant:** Lorraine Laughlin 44 Cornhill Road Glenrothes Fife KY7 4TJ

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

**Application Permitted - no conditions**

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Single storey extension to rear of dwelling house and formation of raised decking

**Location:** 46 Gleneagles Avenue Glenrothes Fife KY6 2QA

**Applicant:** Mr Rod Stevenson 46 Gleneagles Avenue Glenrothes uk ky6 2qa

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

**Application Permitted with Conditions**

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

1. BEFORE THE RAISED DECK IS BROUGHT INTO USE, a 1.6m high opaque screen along the east elevation of the raised decking area shall be installed and retained in place as such for the lifetime of the development. For the avoidance of doubt the height shall be measured from the top of the finished deck level and shall be in compliance with Approved Drawing No.02A.

**Reason(s):**

1. In the interests of protecting residential amenity - privacy; to mitigate direct overlooking the immediate adjacent dwelling.

110 **Application No:** 22/01899/FULL

**Date Decision Issued:** 09/08/2022

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

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

**Location:** 9 Millflat Auchtermuchty Cupar Fife KY14 7BQ

**Applicant:** Mr T Mackay 9 Millflat Auchtermuchty UK KY14 7BQ

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

**Application Permitted - no conditions**

111 **Application No:** 22/01849/FULL

**Date Decision Issued:** 10/08/2022

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

**Proposal:** Erection of green house with associated walkway and erection of boundary wall

**Location:** Partridge Green Fiddlehall Farm New Road Falkland Cupar Fife KY15 7DD

**Applicant:** Mr Keith Rennie Partridge Green Fiddlehall Farm New Road, Falkland Cupar Scotland KY15 7DD

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

**Application Permitted - no conditions**



112Application No: 22/01903/FULL

Date Decision Issued: 10/08/2022

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

**Proposal:** Installation of new window

**Location:** The Studio 3 Clinton Street Newburgh Cupar Fife KY14 6DP

**Applicant:** Mrs Jeanette Sendler 3 Clinton Street Newburgh Fife KY14 6DP

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

**Application Permitted - no conditions**

113 **Application No:** 22/01838/CLE

**Date Decision Issued:** 11/08/2022

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

**Proposal:** Certificate of lawfulness (existing use) for the erection of fencing

**Location:** Golf Inn Victoria Road Ladybank Cupar Fife KY15 7LJ

**Applicant:** Mrs Alison Arthur Victoria Road Ladybank CUPAR United Kingdom KY15 7LJ

**Agent:**

**Application Permitted - no conditions**

114 **Application No:** 22/01921/FULL      **Date Decision Issued:** 12/08/2022

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

**Proposal:** Erection of garden room

**Location:** 4 Linen Mill Close Freuchie Cupar Fife KY15 7EF

**Applicant:** Mr S Wilson 4 Linen Mill Close Freuchie Scotland KY15 7EF

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

**Application Permitted - no conditions**

115Application No: 22/02089/CLP

Date Decision Issued: 15/08/2022

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

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

**Location:** 9 Kinloch Street Ladybank Cupar Fife KY15 7LF

**Applicant:** Mrs Rhoda Davidson 9 Kinloch Street Ladybank United Kingdom KY15 7LF

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

**Application Permitted - no conditions**

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Listed Building Consent for internal and external alterations of Church (formation of dwellinghouse)  
**Location:** Collessie Parish Church Collessie Brae Collessie Cupar Fife KY15 7RQ  
**Applicant:** Mr Peter Wilson Thirlestane House Thirlestane House Collessie Scotand EH15 7RQ  
**Agent:** Crichton wood The Courtyard 2 Binny Stables Binny House Ecclesmachan United Kingdom eh52 6nl

**Application Permitted with Conditions**

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

1. PRIOR TO WORK COMMENCING ON THE ROOF. full details and justification from a suitable professional should be submitted for the removal of the scotch slate from the roof for written approval by Fife Council as Planning Authority. The existing roof slates should be used where no justification has been provided. The works shall be undertaken thereafter as agreed.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

**Reason(s):**

1. To preserve the character and historic fabric of this Category B Listed Building and Collessie Conservation Area.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of remains on the site.

**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Change of use from Church (Class 10) to 3 bedroom dwellinghouse (Class 9)  
**Location:** Collessie Parish Church Collessie Brae Collessie Cupar Fife KY15 7RQ  
**Applicant:** Mr Peter Wilson Thirlestane House Thirlestane House Collessie Scotland KY15 7RQ  
**Agent:** Crichton wood The Courtyard 2 Binny Stables Binny House Ecclesmachan United Kingdom eh52 6nl

### **Application Permitted with Conditions**

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

1. PRIOR TO WORK COMMENCING ON THE ROOF, full details and justification from a suitable professional should be submitted for the removal of the scotch slate from the roof for written approval by Fife Council as Planning Authority. The existing roof slates should be used where no justification has been provided. The works agreed shall be undertaken thereafter.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
3. 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.
4. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

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

1. To preserve the character and historic fabric of this Category B Listed Building and Collessie Conservation Area.
2. To ensure all contamination and past mining hazards within the site are dealt with appropriately.
3. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).
4. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of remains on the site.

118 **Application No:** 22/01112/LBC

**Date Decision Issued:** 24/08/2022

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

**Proposal:** Installation of replacement windows

**Location:** Pitcairnie House Pitcairnie Newburgh Cupar Fife KY14 6EU

**Applicant:** Ms Kateryna Polyacov Pitcairnie House Pitcairnie Cupar Scotland KY14 6EU

**Agent:** Gray Macpherson Architects Tigh-na-geat House 1 Damhead Farm  
Lothianburn Edinburgh Scotland EH10 7DZ

**Application Permitted - no conditions**

119 **Application No:** 22/01276/LBC

**Date Decision Issued:** 24/08/2022

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

**Proposal:** Listed Building Consent for part rough casting and formation of external doors

**Location:** Leckiebank Farm Leckiebank Road Auchtermuchty Cupar Fife KY14 7ED

**Applicant:** Mr & Mrs S. Acheson Leckiebank Farm Leckiebank Road Auchtermuchty U.K.  
KY14 7ED

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

**Application Permitted - no conditions**



**Ward:** Howe Of Fife And Tay Coast  
**Proposal:** Planning permission in principle for erection of dwellinghouse with associated vehicular access and drainage infrastructure  
**Location:** Pleasance House Pleasance Falkland Cupar Fife KY15 7AW  
**Applicant:** Mr and Mrs Wilkie Pleasance House Pleasance Falkland Scotland KY15 7AW  
**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. 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 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.
2. 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.
3. Prior to the construction of the new driveway access that will serve the new dwellinghouse, there shall be 2 No. off street parking spaces provided within the curtilage of the existing dwellinghouse at No. 20 Lomond Crescent. A new vehicular access over the adjacent footway shall be provided to accommodate those off street parking spaces. The construction of the footway crossing shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority. For the avoidance of any doubt, these requirements shall take account of the required visibility splays also specified in this permission.
4. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout

the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.

5. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

**Reason(s):**

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
3. In the interests of road safety; to ensure the provision of adequate off street parking and access facilities and adequate visibility splays..
4. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

121 **Application No:** 22/02289/CLP

**Date Decision Issued:** 30/08/2022

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

**Proposal:** Certificate of Lawfulness (Proposed) for change of use of children's residential home (Class 8) to short term holiday let for 10 guests (Class 7)

**Location:** Whinstone South Street West Falkland Cupar Fife KY15 7BJ

**Applicant:** Mrs Linda Fraser 5 Abden Place Kinghorn Fife KY3 9TZ

**Agent:**

**Application Refused**

**Reason(s):**

1. The proposed change of use from Class 8 to Class 7 requires full planning permission as there are no permitted rights for this change of use. This application is therefore recommended for refusal.

122Application No: 22/02060/FULL

Date Decision Issued: 02/09/2022

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

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

**Location:** Heath Cottage 18 Melville Road Ladybank Cupar Fife KY15 7LU

**Applicant:** Mr Scott Gray Heath Cottage 18 Melville Road Ladybank Cupar Scotland  
KY15 7LU

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

**Application Permitted - no conditions**

123 **Application No:** 21/01488/FULL

**Date Decision Issued:** 08/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of raised decking (retrospective)

**Location:** 3 Houlston Avenue Inverkeithing Fife KY11 1AN

**Applicant:** Mr Robin Leighton 3 Houlston Avenue Inverkeithing Fife KY11 1AN

**Agent:**

**Application Permitted - no conditions**

124 **Application No:** 22/01358/FULL

**Date Decision Issued:** 08/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two storey extension to garage and formation of balcony

**Location:** 17 Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

**Applicant:** Mr William MacDougall 17 Ferry Road North Queensferry Inverkeithing Fife  
KY11 1HW

**Agent:**

**Application Permitted - no conditions**

125Application No: 22/01427/FULL

Date Decision Issued: 08/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Extension to garage (Retrospective)

**Location:** Templehall Farm Kirkcaldy Fife KY2 5XA

**Applicant:** Mr William Kerr Templehall Farm Kirkcaldy Fife KY2 5XA

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

**Application Permitted - no conditions**

126 **Application No:** 22/01558/FULL

**Date Decision Issued:** 08/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Formation of raised decking and erection of fence

**Location:** 2 Hillfield Road Inverkeithing Fife KY11 1BP

**Applicant:** Mr James Watson 2 Hillfield Road Inverkeithing Fife KY11 1BP

**Agent:** Lee Donaldson 6 Vrackie Place Dunfermline United Kingdom KY11 8JD

**Application Permitted - no conditions**



127 **Application No:** 22/01904/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 2 Eastern Access Road Dalgety Bay Dunfermline Fife KY11 9GJ

**Applicant:** Mr and Mrs Sue and Rob Bucher 2 Eastern Access Road Dalgety Bay UK  
KY11 9GJ

**Agent:** Philip Leiper Balcony Flat, Kingslaw House 3 East Brae East Wemyss  
Kirkcaldy UK KY1 4RS

**Application Permitted - no conditions**

128 **Application No:** 22/01649/FULL

**Date Decision Issued:** 10/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** External alterations including single storey extension to the rear and dormer extension to the front of dwellinghouse and formation of raised decking

**Location:** 26 Bellhouse Road Aberdour Burntisland Fife KY3 0TL

**Applicant:** Mr Ian Kyle 26 Bellhouse Road Aberdour Burntisland Fife KY3 0TL

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

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for internal and external alterations to building to form 5 upper flats and 2 retail/office units on ground floor and erection of shop units with 6 flats above (substantial demolition of existing building) (Renewal of 15/03046/LBC)

**Location:** Queens Hotel 12 Church Street Inverkeithing Fife KY11 1LJ

**Applicant:** WM Inverkeithing Ltd Springfield Polton Road West Lasswade Scotland EH18 1EB

**Agent:** David Willis 38 Dean Park Mews Edinburgh Scotland EH4 1ED

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, the following details shall be submitted for approval in writing by the Planning Authority:
  - Sample of Natural roof slate
  - Window Specifications
  - Sample of Zinc Cladding
  - Sample of wet dash

Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; and to reserve the rights of the Planning Authority with respect to these details.
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

130 **Application No:** 22/02546/CLP

**Date Decision Issued:** 15/08/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 11 Seafire Place Dalgety Bay Dunfermline Fife KY11 9GY

**Applicant:** Mrs T McGrane 11 Seafire Place Dalgety Bay Dunfermline Fife KY11 9GY

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

**Application Permitted - no conditions**

131 **Application No:** 22/02293/FULL

**Date Decision Issued:** 17/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Installation of replacement doors

**Location:** 29 Main Street North Queensferry Inverkeithing Fife KY11 1JG

**Applicant:** Ms G Neil 29 Main Street North Queensferry Inverkeithing Fife KY11 1JG

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

**Application Permitted - no conditions**

132 **Application No:** 22/01963/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** Inverkeithing And Dalgety Bay

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

**Location:** 84 Main Street Aberdour Burntisland Fife KY3 0UH

**Applicant:** Mr Blair Porter 84 Main Street Aberdour Burntisland Fife KY3 0UH

**Agent:**

**Application Permitted - no conditions**

133 **Application No:** 22/02105/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extension to rear of dwellinghouse, first floor extension to dwellinghouse with associated alterations to roof and erection of garage

**Location:** 21 Dovecot Park Aberdour Burntisland Fife KY3 0TE

**Applicant:** Mr Ross Oliphant 21 Dovecot Park Aberdour Burntisland Fife KY3 0TE

**Agent:** Neil Millsop 2 Shore Road Aberdour UK KY3 9HY

**Application Permitted - no conditions**

134 **Application No:** 22/01980/ADV

**Date Decision Issued:** 24/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of 6no interpretation/orientation tourism signs

**Location:** Land At North Queensferry Harbour Battery Road Brock Street And Main Road  
North Queensferry Fife

**Applicant:** Mr Michael Dineen Buchanan House 58 Port Dundas Road Glasgow  
Glasgow G4 0HF

**Agent:** Stuart Rogers Bankhead Steading Bankhead Road South Queensferry  
Edinburgh EH309TF

**Application Permitted - no conditions**



135 **Application No:** 22/01983/FULL

**Date Decision Issued:** 24/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of two interpretation board support structures

**Location:** Land At North Queensferry Harbour Battery Road Brock Street And Main Road  
North Queensferry Fife

**Applicant:** Mr Michael Dineen Buchanan House 58 Port Dundas Road Glasgow Glasgow  
G40HF

**Agent:** Stuart Rogers Bankhead Steading Bankhead Road South Queensferry  
Edinburgh EH309TF

**Application Permitted - no conditions**

136 **Application No:** 22/01133/FULL

**Date Decision Issued:** 25/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Removal of chimney stack

**Location:** Kintore Main Road North Queensferry Inverkeithing Fife KY11 1HB

**Applicant:** Mrs Sarah Clark Kintore Main Road North Queensferry United Kingdom KY11 1HB

**Agent:**

**Application Permitted with Conditions**

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

1. All replacement roof tiles shall be reclaimed Scotch slate tiles to match the colour, texture, thickness and proportions of the existing roof tiles unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

137 **Application No:** 22/01855/ADV

**Date Decision Issued:** 26/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of 4 non-illuminated interpretation signs

**Location:** Forth Road Bridge Forth Road Bridge Fife

**Applicant:** Mr Michael Dineen Buchanan House 58 Port Dundas Road Glasgow  
Glasgow G4 0HF

**Agent:** Stuart Rogers Bankhead Steading Bankhead Road South Queensferry  
Edinburgh EH309TF

**Application Permitted - no conditions**

138 **Application No:** 22/01986/FULL

**Date Decision Issued:** 26/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Single storey extensions to front, side and rear including formation of balcony to the side

**Location:** 21 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

**Applicant:** Mrs A Nisbet 21 Moray Court Dalgety Bay Dunfermline Fife KY11 9XN

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

**Application Permitted with Conditions**

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

1. BEFORE THE HEREBY APPROVED SIDE EXTENSION 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 for the lifetime of the development.

**Reason(s):**

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

139 **Application No:** 22/02034/LBC

**Date Decision Issued:** 26/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed building consent for installation of tourist signage

**Location:** Forth Road Bridge Forth Road Bridge Fife

**Applicant:** Mr Michael Dineen Buchanan House 58 Port Dundas Road Glasgow Glasgow  
G4 0HF

**Agent:** David Bishop Forth Road Bridge Administration Building 1 Forth Road Bridge  
Administration Building South United Kingdom EH30 9SF

**Application Permitted - no conditions**

140 **Application No:** 22/02374/FULL

**Date Decision Issued:** 29/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Formation of roof terrace with associated staircase and balustrade to side of dwellinghouse (amendment to 21/03673/FULL)

**Location:** 1 Home Park Aberdour Burntisland Fife KY3 0XA

**Applicant:** Elsa Weatherley-Godard 17 The Glebe Aberdour KY3 0UN

**Agent:** Svein Mjeldheim 11 Crescent Road Lundin Links KY8 6AE

**Application Permitted - no conditions**

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Porch extension and raised deck to front of dwellinghouse

**Location:** Shore House 19 Ferry Road North Queensferry Inverkeithing Fife KY11 1HW

**Applicant:** Mr Dan MacDonald Shore House 19 Ferry Road North Queensferry KY11 1HW

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

142Application No: 22/02729/ADV

Date Decision Issued: 31/08/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Display of non-illuminated vinyl graphics to front and side of DRS unit

**Location:** Aldi 7 Ridge Way Hillend Industrial Park Dalgety Bay Dunfermline Fife KY11 9AB

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

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

**Application Permitted - no conditions**



143 **Application No:** 21/02586/NMV2

**Date Decision Issued:** 01/09/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of single storey side and rear extensions to dwellinghouse including formation of raised platform (Non-Material Variation to 21/02586/FULL for amendments including removal of proposed entrance porch and rear extension)

**Location:** 4 Crowhill Road Dalgety Bay Dunfermline Fife KY11 9LJ

**Applicant:** Mr Dale Compton 4 Crowhill Road Dalgety Bay KY11 9LJ

**Agent:** Rachael Odonnell Unit 213 Lewis House East Way Hillend Industrial Estate KY11 9JF

**Application Permitted - no conditions**

144 **Application No:** 22/01352/CLP

**Date Decision Issued:** 01/09/2022

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of Lawfulness (proposed) for installation of flue.

**Location:** 18 East Bay North Queensferry Inverkeithing Fife KY11 1JX

**Applicant:** Mrs Anne Taylor 18 East Bay North Queensferry Inverkeithing Fife KY11 1JX

**Agent:**

**Application Permitted - no conditions**

145 **Application No:** 22/02140/FULL

**Date Decision Issued:** 10/08/2022

**Ward:** Kirkcaldy Central

**Proposal:** Change of use from shop (Class 1) Professional Service (Class 2)

**Location:** Links Library 171 Links Street Kirkcaldy Fife KY1 1QR

**Applicant:** Mr Gwyn Malcolm 2 Gorrie Street Dunfermline Scotland KY11 4BA

**Agent:**

**Application Permitted - no conditions**

146 **Application No:** 22/01491/FULL

**Date Decision Issued:** 16/08/2022

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement door

**Location:** 9 Beveridge Road Kirkcaldy Fife KY1 1UY

**Applicant:** Mr David foster 9 Beveridge Road Kirkcaldy Fife KY1 1UY

**Agent:**

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central  
**Proposal:** Erection of extension to public house  
**Location:** The Novar Bar 17 Nicol Street Kirkcaldy Fife KY1 1NY  
**Applicant:** Kingdom Taverns 191 Nicol Street Krickaldy UK KY1 2BD  
**Agent:** Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

### **Application Permitted with Conditions**

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

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

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

2. 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.

3. 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.

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

1. To ensure all contamination within the site is dealt with.
2. To ensure potential risk arising from any previous coal mining activity has been investigated and any requirements for remedial actions is suitably addressed.
3. To ensure potential risk arising from any previous coal mining activity has been investigated and any requirements for remedial actions is suitably addressed.

148 **Application No:** 22/01212/FULL

**Date Decision Issued:** 24/08/2022

**Ward:** Kirkcaldy Central

**Proposal:** Erection of external staircase

**Location:** 80B High Street Kirkcaldy Fife KY1 1NB

**Applicant:** Mr Mesut Karabacak 80B High Street Kirkcaldy Fife KY1 1NB

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

**Application Permitted - no conditions**

149 **Application No:** 22/01478/FULL

**Date Decision Issued:** 25/08/2022

**Ward:** Kirkcaldy Central

**Proposal:** Installation of replacement of windows

**Location:** 12 Swan Road Kirkcaldy Fife KY1 1UZ

**Applicant:** Mrs Elizabeth Braid 12 Swan Road Kirkcaldy Fife KY1 1UZ

**Agent:** Ronan McGirr 13 Park Avenue DUNFERMLINE United Kingdom KY12 7HX

**Application Permitted - no conditions**

**Ward:** Kirkcaldy Central

**Proposal:** Erection of garage

**Location:** 91 Sauchenbush Road Kirkcaldy Fife KY2 5RN

**Applicant:** Mr Scott Fowler 91 Sauchenbush Road Kirkcaldy Fife KY2 5RN

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

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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



151 **Application No:** 22/02722/ADV

**Date Decision Issued:** 31/08/2022

**Ward:** Kirkcaldy Central

**Proposal:** Display of non-illuminated vinyl graphics to front and side of DRS unit

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

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

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

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East

**Proposal:** Installation of replacement roof tiles

**Location:** 1A Mitchell Street Kirkcaldy Fife KY1 1BE

**Applicant:** Mr Alan Simpson 1A Mitchell Street Kirkcaldy Fife KY1 1BE

**Agent:** Ross McFadyen 14 Cunningham Place Glenrothes Fife KY6 1AS

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the existing slate tiles shall be salvaged, concentrated and re-laid on the front elevation of the roof where possible. Any additional tiles required shall be reclaimed Scotch slates matching the colour, size and thickness of the existing roof tiles unless otherwise agreed in writing by Fife Council as Planning Authority.

**Reason(s):**

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

153 **Application No:** 22/02162/FULL

**Date Decision Issued:** 10/08/2022

**Ward:** Kirkcaldy East

**Proposal:** Installation of dormers to front and rear of dwellinghouse

**Location:** 95 Dysart Road Kirkcaldy Fife KY1 2BB

**Applicant:** Mr & Mrs Mark Higginson 95 Dysart Road Kirkcaldy Fife KY1 2BB

**Agent:** Stuart Graham 31 Binney Wells Kirkcaldy Scotland KY1 2BE

**Application Permitted with Conditions**

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

1. PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE, three off-street parking spaces shall be made available within the curtilage and shall be maintained as such for the lifetime of the development.

**Reason(s):**

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

154 **Application No:** 21/02855/FULL

**Date Decision Issued:** 11/08/2022

**Ward:** Kirkcaldy East

**Proposal:** Alterations to shop front to install a prescription dispenser

**Location:** 21 High Street Dysart Kirkcaldy Fife KY1 2UG

**Applicant:** Mr Frederick Gourlay 21 High St Dysart Kirkcaldy Fife KY1 2UG

**Agent:** Gary Gourlay 18 Grange Road Burntisland Fife KY3 0HH

**Application Refused**

**Reason(s):**

1. In the interests of visual amenity; the proposal would detract from the character and appearance of the Dysart Conservation Area. As such, the proposal would be contrary to policies 1, 10 and 14 of the Development Plan and the relevant guidance.

155 **Application No:** 22/01753/FULL

**Date Decision Issued:** 17/08/2022

**Ward:** Kirkcaldy East

**Proposal:** Change of use from public open space to private garden ground and external alterations to dwellinghouse including single storey extension to rear of property and erection of fence

**Location:** 130 Overton Mains Kirkcaldy Fife KY1 3JP

**Applicant:** Mr Andrew Morton 130 Overton Mains Kirkcaldy Fife KY1 3JP

**Agent:**

**Application Permitted - no conditions**

156 **Application No:** 22/00675/FULL

**Date Decision Issued:** 26/08/2022

**Ward:** Kirkcaldy East

**Proposal:** Formation of raised platform

**Location:** 16 Lady Nairn Avenue Kirkcaldy Fife KY1 2AN

**Applicant:** Mr Ian Mason 16 Lady Nairn Avenue Kirkcaldy Fife KY1 2AN

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

**Application Permitted - no conditions**

**Ward:** Kirkcaldy East  
**Proposal:** Erection of 2 nos. dwellinghouses (Class 9) and associated development  
**Location:** Waste Ground, Maria Street, Kirkcaldy  
**Applicant:** Mr Kevin Wallace Tristone Unit Hendry Road Hayfield Industrial Estate  
Kirkcaldy Scotland KY1 1XB  
**Agent:** Aidan Ruthven 6 Queens Avenue Edinburgh Scotland EH4 2DF

**Application Permitted with Conditions**

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

1. NO DEVELOPMENT SHALL COMMENCE UNTIL; a) a scheme of intrusive 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.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

3. BEFORE THE FIRST OCCUPATION OF THE DEVELOPMENT HEREBY APPROVED, 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 have been submitted to and approved in writing by the planning authority. This document shall confirm the methods and findings of the intrusive site investigations referred to In Condition 1 above and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason(s):**

1. In the interests of ensuring that the site is made safe and stable for the development proposed.
2. To ensure all contamination within the site is dealt with.
3. In the interests of ensuring that the site is made safe and stable for occupants of the development.

158 **Application No:** 22/02724/ADV

**Date Decision Issued:** 31/08/2022

**Ward:** Kirkcaldy East

**Proposal:** Display of non-illuminated vinyl graphics to front and side of DRS unit

**Location:** Aldi Stores Ltd 20 Mckenzie Street Kirkcaldy Fife KY1 2DJ

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

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

**Application Permitted - no conditions**



**Ward:** Kirkcaldy East

**Proposal:** Alterations to and change of use from public house (Sui Generis) to mixed use (Sui Generis) (part retrospective) comprising cafe (Class 3), shop (Class 1) and hot food takeaway (Sui Generis), including formation of outside eating area

**Location:** Alpha Bar Hayfield Road Kirkcaldy Fife KY1 2JP

**Applicant:** Mr Asif Hussain 40 Victoria Road Kirkcaldy United Kingdom KY2 5SR

**Agent:** David Christie 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

### **Application Permitted with Conditions**

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

1. Notwithstanding the provisions of s. 26(f) of The Town and Country Planning (Scotland) Act 1997 (as amended) or any legislation revoking, amending or re-enacting the same with or without modification, use for the consumption of food and beverages of the area described as an "External Seating Area" in the approved details shall be limited to between 0800 and 1600 Mondays to Sundays.
2. WITHIN ONE MONTH OF THE DATE OF THIS PERMISSION, there shall have been provided within the curtilage of the site 16 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown in Drawing No (20\_008)301 REV C. The parking spaces shall be retained for the lifetime of the development.

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

1. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of residential amenity.

**Ward:** Kirkcaldy North

**Proposal:** Erection of nursery with associated external play areas including erection of fencing, formation of car parking and storage areas (Section 42 application for the variation of condition 3 of 20/01002/FULL)

**Location:** Fair Isle Family Nurture Centre 27 Appin Crescent Kirkcaldy Fife KY2 6EJ

**Applicant:** Fife Council Education And Childrens Services Directorate Fife House North Street Glenrothes Scotland KY7 5LT

**Agent:** Louise Smith Savoy tower 77 Renfrew Street Glasgow United Kingdom G2 3BZ

### **Application Permitted with Conditions**

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

1. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.
2. The landscaping plan as approved shall be implemented in full prior to the occupation of the development.
3. The biodiversity enhancement measures, as agreed, shall be installed prior to the occupation of the nursery and remain in place for the lifetime of the proposed development, unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt, this shall include:
  - the installation of five bird boxes on the trees identified on the approved Bird and Bat Box Plan; and
  - the installation of three bat boxes per tree identified on the approved Bird and Bat Box Plan.
4. Prior to the occupation of the nursery, a new wearing course (surface) shall be constructed over the full width of the Appin Crescent public footway along the total frontage of the application site, in accordance with the current Fife Council Transportation Development Guidelines. These works shall include the provision of a raised ramped vehicular crossing at the car park which gives priority to pedestrians.
5. Prior to the occupation of the nursery, revised plans detailing the design and layout of the proposed raised pedestrian crossing point on Appin Crescent shall be submitted for approval by Fife Council as Planning Authority. Once approved, the raised pedestrian crossing point shall be constructed in accordance with the current Fife Council Transportation Development Guidelines and shall be completed, prior to the nursery opening.
6. Prior to the occupation of the nursery, there shall be provided within the curtilage of the site 6 drop off/pick up parking spaces and 16 staff/visitor parking spaces in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No TEH-AHR-SO-XX-DR-L-90-001 Rev P07. For the avoidance of doubt parking spaces 15, 16, 17, 20, 21 and 22 on Drawing No TEH-AHR-SO-XX-DR-L-90-001 Rev P07 shall be signed and lined as drop off/pick-up spaces for parents and the drop off/pick up spaces and staff parking spaces shall be retained and available for use for the lifetime of the development.
7. Prior to the occupation of the nursery school, visibility splays 2.4m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of

the car park vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.

**Reason(s):**

1. To ensure all contamination within the site is dealt with.
2. In the interests of visual amenity and biodiversity.
3. In the interests of biodiversity.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.

161 **Application No:** 22/01349/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** Leven, Kennoway And Largo

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

**Location:** 6 Church Road Leven Fife KY8 4JE

**Applicant:** Mr James Clarkson 6 Church Road Leven Fife KY8 4JE

**Agent:**

**Application Permitted - no conditions**

162Application No: 22/01531/FULL

Date Decision Issued: 09/08/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of replacement windows

**Location:** Viewfield 20 South Feus Upper Largo Leven Fife KY8 6EQ

**Applicant:** Dr S. Mukherjee Viewfield 20 South Feus Upper Largo Leven Fife KY8 6EQ

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

**Application Permitted - no conditions**

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Internal and External alterations including the installation of air condition unit  
**Location:** Farmfoods Leven Shorehead Leven Fife KY8 4NR  
**Applicant:** Mr William Scanlon 7 Greens Road Cumbernauld Glasgow G67 2TU  
**Agent:** Gary Gourlay 18 Grange Road Burntisland Fife KY3 0HH

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS RELATING TO THE VENTILATION SCHEME HEREBY APPROVED COMMENCE ON SITE, exact details and specifications of an acoustic soundproofing scheme accompanied and justified by an acoustic consultants report shall be submitted and agreed in writing with Fife Council as Planning Authority, unless otherwise agreed in writing with this Planning Authority. Following such approval, the agreed acoustic attenuation scheme shall be fully implemented before any use hereby approved commences.

**Reason(s):**

1. In the interests of safeguarding residential amenity; to ensure a reasonable control of noise levels, which may be emitted from adjacent premises.

164 **Application No:** 22/01943/FULL

**Date Decision Issued:** 12/08/2022

**Ward:** Leven, Kennoway And Largo

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

**Location:** 28 Scoonie Drive Leven Fife KY8 4SN

**Applicant:** Mr D Ferguson 28 Scoonie Drive Leven Fife KY8 4SN

**Agent:**

**Application Permitted - no conditions**

165 **Application No:** 22/02633/CLP

**Date Decision Issued:** 15/08/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Certificate of Lawfulness (proposed) for single storey extension to rear of dwellinghouse and installation of rooflight

**Location:** 28 Beech Park Leven Fife KY8 5NG

**Applicant:** Mrs Cheryl McDougall 28 Beech Park Leven Scotland KY8 5NG

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

**Application Permitted - no conditions**



166 **Application No:** 22/01767/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** Leven, Kennoway And Largo

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

**Location:** 14 Ewing Place Leven Fife KY8 4FR

**Applicant:** Mr James Walton 14 Ewing Place Leven Scotland KY8 4FR

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

**Application Permitted - no conditions**

167 **Application No:** 22/02059/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Erection of domestic garage

**Location:** Colmar Langside Brae Leven Fife KY8 5SG

**Applicant:** Mr W Glendinning Colmar Langside Brae Leven Fife KY8 5SG

**Agent:** Scott Rafferty 24 Fernhill Drive Windygates Leven Fife KY8 5ED

**Application Permitted - no conditions**

168 **Application No:** 22/02648/CLE

**Date Decision Issued:** 24/08/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Certificate of Lawfulness for the use as short term let (Holiday Cottage)

**Location:** 127 Main Street Lower Largo Leven Fife KY8 6BJ

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

**Agent:**

**Application Permitted - no conditions**

169 **Application No:** 22/01128/ADV

**Date Decision Issued:** 31/08/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Advertisement consent for 1 no. internally illuminated fascia sign

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

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

**Agent:**

**Application Permitted - no conditions**

170 **Application No:** 22/01084/LBC

**Date Decision Issued:** 01/09/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed Building Consent for erection of conservatory and alterations to dwellinghouse

**Location:** St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

**Applicant:** Mr And Mrs B And J Cummings St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

**Agent:** Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

**Application Permitted with Conditions**

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

1. All stone details and repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

**Reason(s):**

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

171 **Application No:** 22/01999/LBC

**Date Decision Issued:** 01/09/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Listed Building Consent for re-positioning of previously approved rooflight to dwellinghouse

**Location:** Rose Cottage 3 North Feus Upper Largo Leven Fife KY8 6ER

**Applicant:** Mrs K Loweir Rose Cottage 3 North Feus Upper Largo UK KY8 6ER

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

**Application Permitted - no conditions**

172Application No: 22/01085/FULL

Date Decision Issued: 02/09/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations and single storey extension to rear of dwellinghouse

**Location:** St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

**Applicant:** Mr & Mrs B & J Cummings St Andrews Cottage 2 St Andrews Road Upper Largo Leven Fife KY8 6ES

**Agent:** Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

**Application Permitted with Conditions**

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

1. All stone details and repairs shall be constructed in natural stone of a colour and coursing to match the existing stonework. A traditional mortar mix shall be used consisting of lime and aggregate (no cement).

**Reason(s):**

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

173 **Application No:** 22/01896/FULL

**Date Decision Issued:** 02/09/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey rear extension (including link extension between house/outbuilding) and upgrade of existing house including replacement windows and door.

**Location:** Cairn Cottage Links Road Leven Fife KY8 4HS

**Applicant:** Mrs Karen Stokoe Cairn Cottage Links Road Leven Fife KY8 4HS

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

**Application Permitted - no conditions**



174 **Application No:** 22/02135/FULL

**Date Decision Issued:** 02/09/2022

**Ward:** Leven, Kennoway And Largo

**Proposal:** Extension to side of dwellinghouse

**Location:** 21 Kilmux Park Kennoway Leven Fife KY8 5SU

**Applicant:** Mr Mrs Wight 21 Kilmux Park Kennoway Scotland KY8 5SU

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

**Application Permitted - no conditions**

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of dwellinghouse  
**Location:** Gospel Hall Southfield Avenue Ballingry Lochgelly Fife KY5 8JP  
**Applicant:** Mr & Mrs D Weir 13 Kidd Street Kirkcaldy Scotland KY1 2ED  
**Agent:** Andrew Allan Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

### **Application Permitted with Conditions**

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

1. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. 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).
2. Prior to the occupation of the dwelling, 3 off-street parking shall be provided within the curtilage of the site, in accordance with the current Fife Council Parking Standards contained within the Transportation Development Guidelines and as per the layout shown on Drawing No SP1. The parking spaces shall be retained in perpetuity.
3. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

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

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

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

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

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

176 **Application No:** 22/02045/FULL

**Date Decision Issued:** 31/08/2022

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Change of use from public open space to private garden ground

**Location:** 46 Station Road Bowhill Cardenden Lochgelly Fife KY5 0BP

**Applicant:** Mr Walter Rowan The Bungalow Coaledge UK KY4 8HB

**Agent:** Archie Higgins 35 Harbour Place Burntisland Fife KY3 9DP

**Application Permitted with Conditions**

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

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Class 3A shall be undertaken without the express prior consent of this Planning Authority.

**Reason(s):**

1. To ensure the amenity of adjoining proprietors is protected

177 **Application No:** 22/01906/FULL

**Date Decision Issued:** 08/08/2022

**Ward:** Rosyth

**Proposal:** External alterations including porch extension and installation of new door, windows and rooflights

**Location:** Omega 22 Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

**Applicant:** Mr Colin Kilgour 22 Halketts Hall Limekilns Dunfermline Fife KY11 3HJ

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

**Application Permitted - no conditions**

**Ward:** Rosyth  
**Proposal:** Alterations to and change of use of part of shop (Class 1) to form flatted dwelling (Sui Generis), including formation of access ramp  
**Location:** 3 Queens Buildings Queensferry Road Rosyth Dunfermline Fife KY11 2RA  
**Applicant:** Mr Webb 4 Mountbatten Place Rosyth Fife KY11 2HL  
**Agent:** Niall Owen 35 Birch Grove Dunfermline United Kingdom KY11 8BE

**Application Permitted with Conditions**

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

1. BEFORE THE FIRST OCCUPATION OF THE DWELLING HEREBY APPROVED, the two parking spaces for vehicles shown in the approved drawings shall have been provided in accordance with the current Fife Council Making Fife's Places Appendix G. These parking spaces shall thereafter be retained for the lifetime of the development.
2. BEFORE THE FIRST OCCUPATION OF THE DWELLING HEREBY APPROVED, it shall have been demonstrated to and agreed in writing by the planning authority that noise rating NR 25 is achieved in Bedroom 2; the measures to achieve this rating having been completed in accordance with details which shall have been specified to and agreed in writing by the planning authority.

**Reason(s):**

1. In the interests of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interests of residential amenity.

179 **Application No:** 22/00980/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** Rosyth

**Proposal:** Change of use from flatted dwellinghouse (sui generis) to staff base (class 8) with overnight staff accommodation (24 hour community based administrative care facility)

**Location:** 2 Brankholm View Park Road Rosyth Dunfermline Fife KY11 2EE

**Applicant:** Mr Bryan Livingston Boston View 11 Boston View Glenrothes Fife KY6 2RE

**Agent:**

**Application Permitted - no conditions**

180 **Application No:** 22/01920/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** Rosyth

**Proposal:** Installation of gas meter on front elevation of dwellinghouse

**Location:** 41 Double Row Charlestown Dunfermline Fife KY11 3EJ

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

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

**Application Permitted - no conditions**



181 **Application No:** 22/01998/LBC

**Date Decision Issued:** 11/08/2022

**Ward:** Rosyth

**Proposal:** Listed building consent for external alterations including installation of new rainwater goods, rooflights and replacement roof covering of dwellinghouse

**Location:** 16 Main Street Limekilns Dunfermline Fife KY11 3HL

**Applicant:** Mr Graham Urquhart 16 Main Street Limekilns KY11 3HL

**Agent:** Charina Beswick 91 Townhill Road Dunfermline KY12 0BW

**Application Permitted - no conditions**

182 **Application No:** 22/01687/FULL

**Date Decision Issued:** 12/08/2022

**Ward:** Rosyth

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

**Location:** Ivy Cottage Church Lane Limekilns Dunfermline Fife KY11 3HP

**Applicant:** Ms Angela Whyte Ivy Cottage Church Lane Limekilns Scotland KY11 3HP

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

**Application Permitted - no conditions**

183 **Application No:** 22/01845/FULL

**Date Decision Issued:** 31/08/2022

**Ward:** Rosyth

**Proposal:** Extension to side of dwellinghouse

**Location:** 18 Gillway Rosyth Dunfermline Fife KY11 2UJ

**Applicant:** Mr Michael Hugill 15 Charles Logan Place Rosyth Fife KY11 2QP

**Agent:**

**Application Permitted - no conditions**

184 **Application No:** 22/01521/FULL

**Date Decision Issued:** 09/08/2022

**Ward:** St. Andrews

**Proposal:** Porch extension to front and single storey extension to rear of dwellinghouse and erection of domestic outbuilding

**Location:** 65 Lamond Drive St Andrews Fife KY16 8DD

**Applicant:** Mr Fraser Daun 65 Lamond Drive St Andrews Fife KY16 8DD

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

**Application Permitted with Conditions**

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

1. BEFORE THE REAR EXTENSION IS OCCUPIED, 2 off-street parking spaces shall be provided as shown on approved drawing 04 in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

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

185 **Application No:** 22/02010/LBC

**Date Decision Issued:** 15/08/2022

**Ward:** St. Andrews

**Proposal:** Listed building consent for temporary boarding of ground floor windows (retrospective)

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Road Glasgow United Kingdom G12 8DR

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

**Application Permitted with Conditions**

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

1. Listed Building Consent is limited to a period of 2 years from the date of this permission. Thereafter, except as may otherwise be approved by the Planning Authority, the temporary boarding shall be removed.

**Reason(s):**

1. To safeguard the character of the listed building.

**Ward:** St. Andrews

**Proposal:** Erection of 70 bedroom care home with associated access, parking and landscaping (Approval of Matters Specified in Conditions 1 (Parts c, f, g, k and n), 3 (Parts a- o and q - cc), 4c, 5 (Parts a-d and f), 11 and 18 of consent 18/00280/EIA) (N9A)

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

**Applicant:** David Fenner Stewart House Pochard Way Bellshill Scotland ML4 3HB

**Agent:** Yeoman McAllister Architects Waterside Studios 64 Coltbridge Avenue Edinburgh United Kingdom EH12 6AH

### **Application Permitted with Conditions**

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

1. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to the aforementioned condition. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or additional contamination is identified or encountered on site — all work on site (save for additional 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.

2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED BY THE DEVELOPER 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.

3. NO DEVELOPMENT SHALL COMMENCE ON SITE until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the 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](http://www.fifedirect.org.uk/contaminatedland).

4. No development shall commence until a Bird hazard management plan has been submitted to and approved in writing by Fife Council in consultation with the MOD. The submitted Bird Hazard Management plan should contain but not be limited to:
  - Means of managing flat, shallow pitched, green roofs erected as part of the development.
  - The site manager has safe and easy access to the roof to carry out inspections and carry out appropriate dispersal techniques in line with appropriate licensed means
  - Details of recording inspections, dispersal of birds, any licensed activities for addressing nesting or eggs to be made available to RAF Leuchars/MOD on request
  - A clear statement that the Bird Hazard Management Plan is to be operated and complied with in perpetuity or until RAF Leuchars is no longer operational
5. All works which form part of the recommendations specified in the approved Ecological Assessment (Nigel Rudd Ecology, 2021) must be carried out in full prior to and throughout the duration of construction, as applicable.
6. Prior to commencement of development, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by Fife Council as Planning Authority.
7. Prior to opening of the care home, the proposed off-street parking, including cycle and visitor parking spaces, shall be provided in accordance with the current Fife Council Parking Standards contained within Making Fife's Places SG and the current Fife Council Transportation Development Guidelines (Appendix G). The parking spaces shall be retained through the lifetime of the development.

For the avoidance of doubt, the following shall be included:

- Provision of 8 no. covered secure cycle parking spaces
  - A minimum of 2 no. of the car parking spaces provided as ELV charging points
8. All roadside boundary markers, a length of 2 metres on both sides of the vehicular access from the Link Road, being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
  9. Before any part of the development hereby approved is occupied, all works which form part of the sound attenuation scheme as specified in the approved Environmental Noise Assessment (Airshed, 2021) must be carried out in full and such works shall be thereafter retained for the lifetime of the development.
  10. Prior to commencement of development, details of the ventilation/extraction strategy, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions must be submitted and approved in writing by the Planning Authority, unless otherwise agreed in writing by the Planning Authority. The works specified in the approved scheme must be installed before the care home is brought into use and retained for the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.
  11. Prior to the commencement of development, detailed plans should be submitted to and approved in writing by Fife Council as Planning Authority, based on the extract of Charles Scot & Partners (drg 9126-C001) included within the Design and Access Statement:
    - to demonstrate that routes for future pipe runs/wayleaves within the site are provided and retained for use with a district heat network.
    - to demonstrate how these would connect to the future heat network pipe.

Thereafter, these shall be maintained for the lifetime of development, unless otherwise agreed with Fife Council as Planning Authority.

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

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of RAF Leuchars.

5. In the interests of ecology, to minimise disruption to habitats and species.
6. To ensure that the impact on the local road network can be fully assessed.
7. In the interest of road safety; to ensure the provision of adequate off-street parking facilities. Work shall include the following
8. In the interest of road safety; to ensure the provision of adequate visibility of passing pedestrians at the junctions of the vehicular access with the Link Road.
9. In the interests of residential amenity, to ensure that existing and future residents are not adversely impacted by noise.
10. In order to protect the amenity of nearby residents.
11. In the interests of sustainability, to ensure that future connection to a district heating network could be achieved.



187 **Application No:** 22/02033/LBC

**Date Decision Issued:** 18/08/2022

**Ward:** St. Andrews

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

**Location:** 1 St Gregorys East Scores St Andrews Fife KY16 9PS

**Applicant:** Mr Nickie Lawson Estates Department Woodburn Place St Andrews Scotland  
KY16 8LA

**Agent:** John Dawson 26 26 Strathyre Avenue Dundee Scotland DD5 3GN

**Application Permitted - no conditions**

188 **Application No:** 22/01798/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** St. Andrews

**Proposal:** Single storey extension to dwellinghouse

**Location:** Cottage No 1 Easter Kincaple Farm Strathtyrum St Andrews Fife KY16 9SG

**Applicant:** Mr and Mrs Mark and Helen Ward 1 Easter Kincaple Cottage Strathtyrum St Andrews Scotland KY16 9SG

**Agent:** Cameron Brown Fife Architects Unit 3 15 Station Road St Monans United Kingdom KY102BL

**Application Permitted with Conditions**

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

1. BEFORE WORKS COMMENCE ON SITE, full specifications including colour of the following external finishes shall be submitted for approval in writing by the Planning Authority:
  - Slate to Roof
  - Timber Cladding
  - Solar Panels
  - Windows

**Reason(s):**

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

**Ward:** St. Andrews

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

**Location:** 94 Lawmill Gardens St Andrews Fife KY16 8QZ

**Applicant:** Mr And Mrs Sean Wiseman 94 Lawmill Gardens St Andrews Fife KY16 8QZ

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

**Application Permitted with Conditions**

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

1. BEFORE WORKS TO THE EXTENSION START ON SITE, the existing garage within the rear garden shall be fully removed from the rear garden.
2. BEFORE THE EXTENSION IS BROUGHT INTO USE, a 1.8 metre high timber boundary privacy fence shall be erected on the rear west garden boundary and thereafter be permanently maintained. The fence shall start at the rear building line of the extension hereby approved and extend northwards to the end of the rear garden.
3. BEFORE THE EXTENSION HEREBY APPROVED IS OCCUPIED 3 off-street parking spaces in accordance with the current Fife Council Transportation Development Guidelines shall be provided within the front garden and thereafter be maintained and kept available as such.
4. FOR THE AVOIDANCE OF DOUBT, no windows shall be formed off the west elevation of the extension hereby approved at a later date without the express consent of the Planning Authority.

**Reason(s):**

1. In the interests of residential amenity and to ensure adequate provision of rear garden ground remains following the erection of the extension.
2. In the interests of safeguarding the privacy and amenity of the neighbouring property.
3. To ensure adequate provision of off-street car parking.
4. In the interests of safeguarding the privacy and amenity of the neighbouring property.

190 **Application No:** 22/01701/FULL

**Date Decision Issued:** 19/08/2022

**Ward:** St. Andrews

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

**Location:** Craigmore Guest House 3 Murray Park St Andrews Fife KY16 9AW

**Applicant:** Andean Links Ltd 12 Abbey Street St Andrews United Kingdom KY16 9LA

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

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on the elevations hereby approved, the horn detailing on the replacement windows shall closely match the profile and style of the existing traditional window horn details unless otherwise agreed in writing with this Planning Authority.
2. BEFORE WORKS COMMENCE ON SITE, the following detail shall be submitted for prior approval in writing by the Planning Authority.

- Glazing above front entrance door

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

**Reason(s):**

1. To reserve the rights of the Planning Authority with respect to this detail.
2. To reserve the rights of the Planning Authority with respect to this detail.

191 **Application No:** 22/02762/CLP

**Date Decision Issued:** 22/08/2022

**Ward:** St. Andrews

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

**Location:** 22 Lawhead Road West St Andrews Fife KY16 9NE

**Applicant:** Mr & Mrs Heald 22 Lawhead Road West St Andrews Fife KY16 9NE

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

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Single storey extension to front and rear of dwellinghouse and installation of dormers to rear of dwellinghouse  
**Location:** 3 Kellock Lane Strathkinness St Andrews Fife KY16 9RT  
**Applicant:** Ms Heather Anderson 3 Kellock Lane Strathkinness St Andrews Fife KY16 9RT  
**Agent:** Fiona McNeill 11 Dudley Avenue Edinburgh United Kingdom EH6 4PL

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, full external material specifications (including colour) for the porch, rear extension and dormer shall be submitted for prior approval in writing by this Planning Authority.  
  
Thereafter the development shall be carried out in accordance with the external finishes approved unless changes are subsequently agreed in writing with this Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be formed on the east elevation of the rear extension hereby approved at a later date without the express consent of the Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, the side window on the east elevation of the rear extension hereby approved shall be obscurely glazed upon installation and thereafter permanently maintained as such.
4. BEFORE THE REAR EXTENSION IS BROUGHT INTO USE, a 1.8 metre high timber privacy screen as shown on approved drawings 04A and 06A shall be installed and thereafter be permanently maintained.
5. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.

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

**Reason(s):**

1. In the interests of visual amenity; to ensure that the external finishes are appropriate to the character of the area.
2. In the interests of safeguarding residential amenity of neighbouring property.
3. In the interests of safeguarding residential amenity of neighbouring property.
4. In the interests of safeguarding residential amenity of neighbouring property.
5. In the interests of safeguarding residential amenity of neighbouring property.

**Ward:** St. Andrews  
**Proposal:** Two storey extension to side of dwellinghouse  
**Location:** 11 Bonfield Road Strathkinness St Andrews Fife KY16 9RR  
**Applicant:** Mr & Mrs Allan 11 Bonfield Road Strathkinness St Andrews KY16 9RR  
Scotland KY16 9RR  
**Agent:** Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

### **Application Permitted with Conditions**

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

1. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was identified by the developer prior to the grant of this planning permission, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

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

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

2. BEFORE ANY WORKS START ON SITE, full external material specifications (including colours) for the extension proposals hereby approved shall be submitted for prior approval in writing by this Planning Authority.

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

3. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be formed on the west elevation of the extension hereby approved at a later date without the express consent of the Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, the dormer windows on the west elevation of the extension hereby approved shall be obscurely glazed upon installation and thereafter be permanently maintained as such.

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

1. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.
2. In the interests of visual amenity; to ensure that the external finishes are appropriate to the character of the area.
3. In the interests of safeguarding residential amenity of neighbouring property.
4. In the interests of safeguarding residential amenity of neighbouring property.

194 **Application No:** 22/02152/LBC

**Date Decision Issued:** 01/09/2022

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for the installation of memorial urn

**Location:** University Of St Andrews South Street Group South Street St Andrews Fife  
KY16 9JT

**Applicant:** University Of St Andrews Estates Walter Bower House Guardbridge St  
Andrews Scotland KY16 0US

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

**Application Permitted - no conditions**



195 **Application No:** 22/02153/FULL

**Date Decision Issued:** 02/09/2022

**Ward:** St. Andrews

**Proposal:** Installation of memorial urn.

**Location:** University Of St Andrews South Street Group South Street St Andrews Fife  
KY16 9JT

**Applicant:** University Of St Andrews Estates Walter Bower House Guardbridge St  
Andrews Scotland KY16 0US

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead  
**Proposal:** Erect dwellinghouse with associated garden and access.  
**Location:** Land To The East Of 1 School Hill Leuchars Fife  
**Applicant:** Mr & Mrs Alastair Jamieson 22 Hill Street Monifieth Dundee United Kingdom DD5 4JQ  
**Agent:** Rosemary Parker 4 Sandport Place Edinburgh United Kingdom EH6 6EU

**Application Permitted with Conditions**

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

1. Should at any time the hedge/shrubbery between the approved dwelling and No 1 School Hill be removed for any reason, an appropriate boundary treatment shall be erected/built within 2 months of the removal at a suitable height to prevent overlooking from the approved dwelling into No 1 School Hill and the existing conservatory. Prior to the boundary treatment being erected/built the details shall be submitted to Fife Council as Planning Authority for written approval and thereafter undertaken as approved unless as agreed in writing by this Planning Authority.
2. Prior to any works starting on site, visibility splays of 2m x 25m shall be provided to the West at the junction of the vehicular crossing and the public road insofar as lies within the applicant's control and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to occupation of the proposed dwellinghouse, there shall be off street parking spaces provided within the curtilage of the site as shown on Drawing No. PL01 B - a total of 4 spaces, 2 for each of the existing and proposed dwellinghouses - in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development.
4. Prior to the occupation of the dwellinghouse, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
6. FOR THE AVOIDANCE OF DOUBT all boundary treatments shall take the form of native species hedges unless as agreed in writing by Fife Council as Planning Authority. .
7. BEFORE ANY WORKS START ON SITE, details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development shall be submitted to Fife Council as Planning Authority for written approval. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted. The proposed measures shall thereafter be undertaken as agreed.
8. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

**Reason(s):**

1. In the interests of safeguarding the historic character and appearance of the Conservation Area.
2. In the interests of protecting the privacy of the residents of No 1 School Hill.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
6. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

7. To ensure a Low Carbon build.
8. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the investigation, recording and rescue archaeological excavation of remains on the site, which lies within an Archaeological Area of Regional Importance.

197 **Application No:** 18/00078/NMV3

**Date Decision Issued:** 15/08/2022

**Ward:** Tay Bridgehead

**Proposal:** Construction of 334 residential units with associated engineering, landscape and infrastructure works (Non Material Variation to alter SUDs to underground system and amend roughcast colour of plots 238-244 to 18/00078/FULL)

**Location:** Land At Seggie Farm Seggie Guardbridge Fife

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

**Agent:** Savills Philip Graham 8 Wemyss Place Edinburgh EH3 6DH

**Application Permitted - no conditions**

198 **Application No:** 22/02090/CLP

**Date Decision Issued:** 25/08/2022

**Ward:** Tay Bridgehead

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

**Location:** 14 Reform Street Tayport Fife DD6 9HX

**Applicant:** Mrs Valsamina Mavrommati 14 Reform Street Tayport Fife DD6 9HX

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

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

**Proposal:** Change of use from police station (Sui Generis) to dwellinghouse (Class 9) and office (Class 2)

**Location:** Police Sub-Station 42 St Fort Road Wormit Newport On Tay Fife DD6 8LA

**Applicant:** Mr Lisbeth Anderson Old Ferry Pier Boat Road Newport-on-tay United Kingdom Dd6 8ez

**Agent:**

### **Application Permitted with Conditions**

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

1. Prior to the first use of the proposed office and the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site, a turning area for a car to allow all cars making use of the access driveway to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and shall be retained throughout the lifetime of the development. The proposed parking bays and aisle width will require to be of appropriate dimensions to allow for both the off street parking and turning manoeuvres to take place.
2. Houses in Multiple Occupation: The dwellinghouse proposed on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

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

1. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site onto the adjacent classified public road, can do so in a forward gear.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEPlan (2017).

200Application No: 22/01711/FULL

Date Decision Issued: 30/08/2022

**Ward:** Tay Bridgehead

**Proposal:** External alterations including 1.5 storey extension and dormer extension to sides of dwellinghouse

**Location:** Burnside Kirkton Barns Tayport Fife DD6 9PD

**Applicant:** Mr Angus Blackwood Burnside Kirkton Barns Tayport Fife DD6 9PD

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

**Application Permitted with Conditions**

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

1. BEFORE ANY WORKS START ON SITE, full specification details including colour and finish of the rear extension and porch canopy materials shall be submitted for prior approval in writing by this Planning Authority.

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

**Reason(s):**

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

**Ward:** West Fife And Coastal Villages  
**Proposal:** Change of use from shop (class 1) to hot food takeaway (sui generis) and installation of flue  
**Location:** 5 Station Road Oakley Dunfermline Fife KY12 9QF  
**Applicant:** Mr Richard Johnston 6-8 Cow Wynd Falkirk Scotland FK1 1PL  
**Agent:** Linda Duff ORA Building Pitreavie Drive Pitreavie Business Park Dunfermline Fife KY11 8UH

**Application Permitted with Conditions**

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

1. PRIOR TO THE APPROVED USE BECOMING OPERATIONAL, the proposed acoustic mitigation measures, outlined in Section 6 (Mitigation) of the submitted Noise Impact Assessment report (produced by Aval Consulting Group, dated 20th June 2022) (Fife Council Approved Document Reference 09B) shall be carried out in full in accordance with the recommended mitigation measures and shall be complied with in full at all times unless otherwise agreed in writing with Fife Council as Planning Authority.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day-time shall be 0700-2300hrs and night-time shall be 2300-0700hrs.
3. PRIOR TO THE APPROVED USE BECOMING OPERATIONAL, the proposed odour mitigation measures, outlined in Section 5 (Proposed Mitigation Measures) of the submitted Odour Assessment report (produced by Aval Consulting Group, dated 10th March 2022) (Fife Council Approved Document Reference 10A) shall be carried out in full in accordance with the recommended mitigation measures and shall be complied with in full and shall be maintained as such at all times unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. In the interests of residential amenity protection; to ensure the development would not significantly adversely affect nearby residents and third-party noise sensitive receptors.
2. In order to protect the amenity of nearby residents.
3. In the interests of residential amenity protection; to ensure the development would not significantly adversely affect nearby residents and third-party odour sensitive receptors.



**Ward:** West Fife And Coastal Villages  
**Proposal:** Listed building consent for external alterations including installation of new and replacement windows and doors  
**Location:** Abbey View House Low Causeway Culross Dunfermline Fife KY12 8HN  
**Applicant:** Mr and Mrs George Connelly Abbey View House Low Causeway Culross Dunfermline Fife KY12 8HN  
**Agent:** Gordon Thomson 4 Furniss Avenue Rosyth Scotland KY11 2ST

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the installation of the windows and doors hereby approved shall be completed no later than 18 months from the date of this permission, unless otherwise agreed in writing by the Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the listed building.

**Ward:** West Fife And Coastal Villages  
**Proposal:** Domestic double garage extension to front and single storey extension to rear of dwellinghouse  
**Location:** The Ochil View 3 Woodhead Farm Road High Valleyfield Dunfermline Fife KY12 8EQ  
**Applicant:** Mr James Douglas Shaw The Ochil View 3 Woodhead Farm Road High Valleyfield KY12 8EQ  
**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy KY2 5PH

**Application Permitted with Conditions**

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

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

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

**Reason(s):**

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

204 **Application No:** 22/01595/FULL

**Date Decision Issued:** 18/08/2022

**Ward:** West Fife And Coastal Villages

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

**Location:** 1 Hawthorn Bank Carnock Dunfermline Fife KY12 9JS

**Applicant:** Mr & Miss - Davis/Major 1 Hawthorn Bank Carnock Dunfermline Fife KY12 9JS

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

**Application Permitted - no conditions**

205 **Application No:** 22/02139/FULL

**Date Decision Issued:** 24/08/2022

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of domestic outbuilding

**Location:** Park Steading Erskine Brae Culross Dunfermline Fife KY12 8HZ

**Applicant:** Miss Susanne Folkard Park Steading Erskine Brae Dunfermline Scotland  
KY12 8HZ

**Agent:** Stephen Lothian 18 Laidlaw Gardens Tranent Scotland EH33 2QH

**Application Permitted - no conditions**

206 **Application No:** 22/01776/FULL

**Date Decision Issued:** 29/08/2022

**Ward:** West Fife And Coastal Villages

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

**Location:** 22 Fere Gait Kincardine Alloa Fife FK10 4QR

**Applicant:** Ms Katrina Nimmo 22 Feregait Kincardine Alloa FK10 4QR

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

**Application Permitted - no conditions**